



Main Street, West Hagbourne OX11 0NH



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Occupying an attractive village centre location this extended semi detached home features extensive driveway parking, a large tandem garage and a secluded 80' garden abutting farmland. The main house comprises 3 bedrooms and kitchen-breakfast room, there are 2 further rooms with annexe potential. This small village is ideally paced for A34 access and is 2.5 miles from Didcot Parkway train station.

The property has LPG gas central heating to radiators and is double glazed.

Tenure - Freehold

Accommodation

Front door and side window.

Entrance Hall: Stairs to landing, radiator.

Sitting Room: 17' x 11'

Front aspect, fireplace with a pine surround and tiled hearth, log stove, radiator.

Kitchen/Breakfast Room: 17'2 x 10'

Window and patio door to the conservatory, range of storage units, worktops, stainless steel sink, gas hob, double electric oven, space for fridge freezer, tiled floor, radiator.

Garden Room/Conservatory: 16'4 x 10'10

French doors to garden, windows rear and side: plumbing for washing machine.





Guest Bedroom/Possible Annexe: 15'6 x 8'5
 Window to front, radiator.
 Utility/Shower: 11'2 x 8'
 Window to rear, tiled shower cubicle, stainless sink and worktops, gas boiler, radiator.
 Separate WC.

Stairs to Landing:
 Window to side, loft access, airing cupboard.

Bedroom 1: 14'8 x 10'
 Window to front, radiator.

Bedroom 2: 12'3 x 10'8
 Window overlooking garden and fields: radiator.

Bedroom 3: 10'7 x 6'11
 Window to front, wardrobe and radiator.

Bathroom:
 Fitted with a 3-piece suite including a shower above the bath, part tiled walls, window and radiator.

Outside

Front:
 Extensive cobbled effect drive, with an area of lawn flanked by a timber fence and dwarf brick wall.

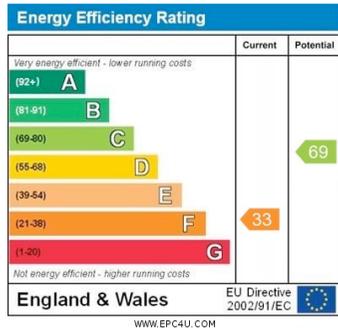
Tandem Garage: 36'5 x 10'11
 Up/over door, light and power, door to garden.

Rear Garden: A lovely feature it extends to 80' in length it abuts open farmland at the rear. Predominantly set to lawn it is interspersed with mature trees and shrubs. There is a cobble effect terrace with a step down to the lawn, side border, timber fencing.

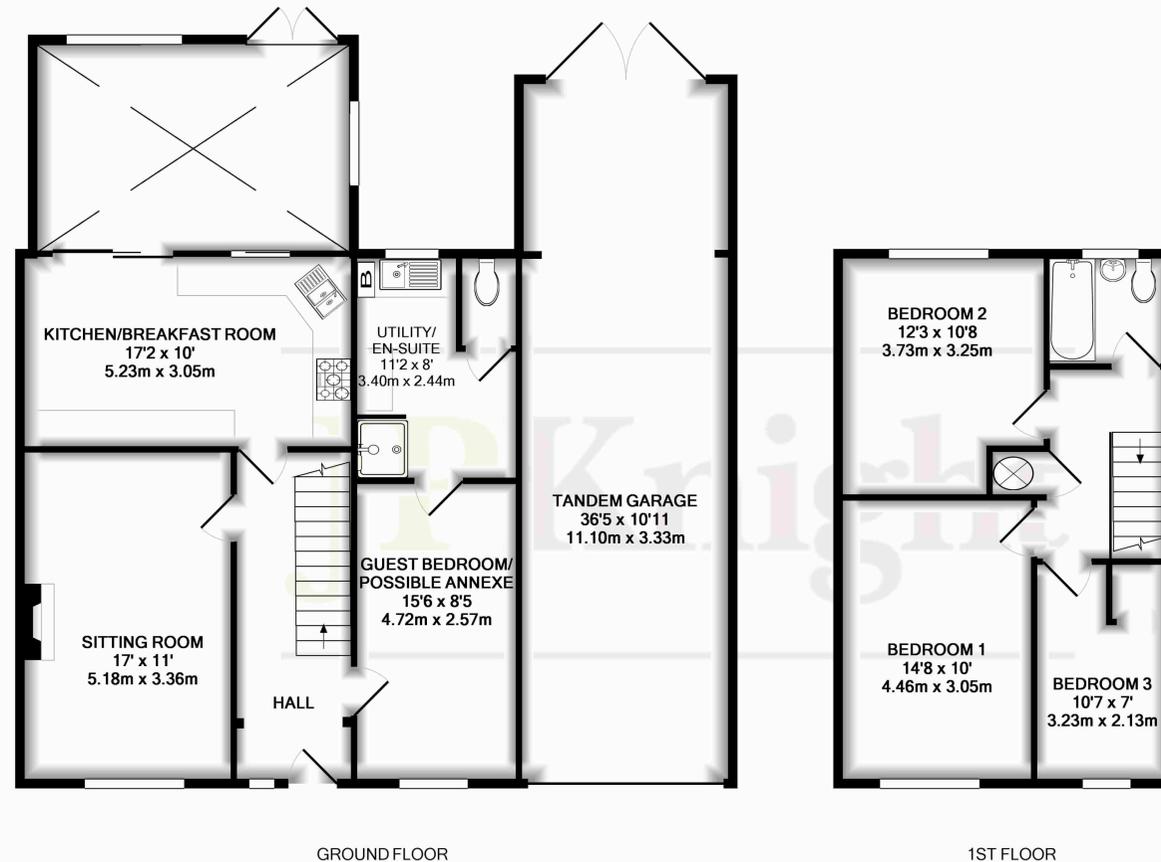


Directions

Turn right from our office, left at the traffic lights along High Street, across the mini roundabout into Station Road, and onto Wantage Road. Proceed over the large roundabout onto the A4130 towards Didcot. After 4 miles take the first exit at the roundabout under the railway bridge and the first exit at the next roundabout into Jubilee Way. After 1.1 miles turn right into East Hagbourne follow the road for a mile, through the village and at the T-junction turn left into Brook Lane. After 0.5 of a mile the road becomes Main Street, the house is on the right.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL APPROX. FLOOR AREA 1238 SQ.FT. (115.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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