



Blewbury Road, East Hagbourne OX11 9LE



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Situated on the southern edge of this popular village, a well presented, individual chalet style home with fabulous grounds extending to c.0.5 of an acre. The 1st floor has 4 bedrooms and 2 bathrooms whilst the ground floor has 4 reception rooms, conservatory and a superb 19'10 kitchen-breakfast room and utility room. The property has a gated drive with extensive parking and detached garage whilst the stunning gardens feature a detached stable block and side onto a brook.

The property is double glazed, has gas central heating to radiators and generates electricity from its photovoltaic panels.

Tenure - Freehold

Accommodation

Entrance Porch: Quarry tile floor and front door to:

Entrance Hall: Radiator, stairs to landing with cupboard under, walk-in cloaks cupboard.

Inner Hall: Window to rear, door to utility, radiator, bookshelves.

Cloakroom: White 2-piece suite, radiator, window, down lighters.

Drawing Room: 21'6 x 14'

Double aspect with windows to front and side (incl. a bay to front), two radiators, sliding patio door to conservatory.

Study: 14' x 8' Open way to the Drawing Room, window through to the conservatory: radiator.

Conservatory: 17'6 x 7'3 Set on a brick plinth with a glass roof, radiator and casement door to front.

Dining Room: 14' x 12'2 into bay
Featuring a bay window to the front, radiator.





Family Room: 15'3 x 11'11 Windows to rear and side, radiator.

Kitchen/Breakfast Room: 19'10 x 14'1 (L shaped)
Windows to rear and side, it is fitted with a range of storage units and has granite worktops, electric ceramic hob & gas hob with extractor hood, double electric oven, integrated fridge & freezer, radiator: space for dishwasher.

Rear Lobby: 8'5 x 5'5 French doors open to the garden, side window.

Inner Hall : 9'6 x 7'8 (Off inner hall) Door to garden, windows front and rear, gas boiler.

Utility Room: 10'10 x 8'5

Window to rear, range of cupboards, worktops, stainless steel sink: space for washing machine and freezer.

Stairs to Landing: Velux window, loft access.

Bedroom 1: 17'10 x 9'9max.

Superb view of the garden, range of wardrobes: radiator.

En Suite Bathroom: Three-piece suite including a short bath, part tiled wall, radiator, window, mirrored shelved cupboard.

Bedroom 2: 13'1 into bay x 11'10

Front aspect, radiator, eaves cupboards.

Bedroom 3: 12'9 into bay x 11'2

Window to the front, radiator: eaves cupboards.

Bedroom 4: 9'11 x 6'1

Velux window: eaves cupboard.

Bathroom:

White suite including a corner bath, tiling, radiator: Velux window.

Outside

To The Front: The property is approached via a five bar gate and has an extensive tarmac drive with a lawn to the front of the house with front and side borders. There is a brick wall to front and timber fencing to either side, a path to leads to the front door.

Gates lead to an inner drive and:

Detached Garage: 22'1 x 12'6

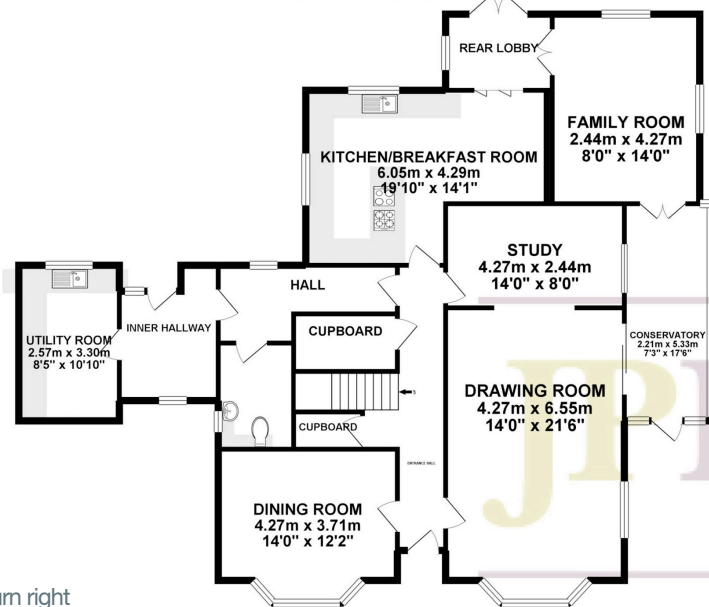
Up/over door, light & power, side door.

Rear Garden: A fabulous feature the gardens abut farmland to the rear and Hakka's brook to one side. They are mainly set to lawn with an abundance of produce including apple, fig, pear, cherry and quinces as well as redcurrants, strawberries, raspberries and redcurrants: there are walnut and hazels trees. With well tended shrub and plant borders and a large fruit cage to the rear.

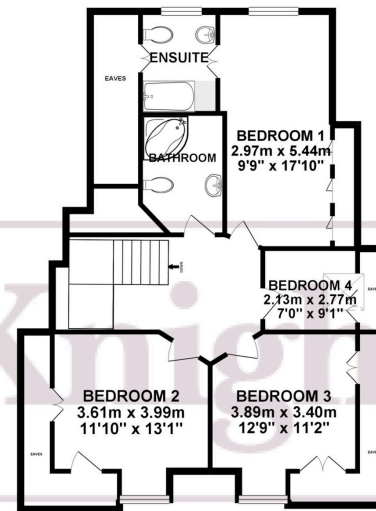
Stable Block: 40' x 11'2 The building is divided into 3 parts with doors opening to a concrete hard standing and water, light and power.



GROUND FLOOR 158.63 sq. m.
(1707.50 sq. ft.)



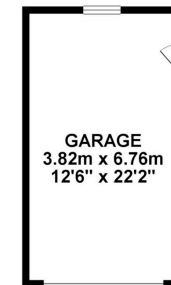
1ST FLOOR 92.06 sq. m.
(990.93 sq. ft.)



OUTBUILDINGS 43.22 sq. m.
(465.23 sq. ft.)



GARAGE 25.82 sq. m.
(277.96 sq. ft.)



Directions

From our office turn right and at the traffic lights turn left into the High Street which becomes Station Road and then Wantage Road. At the large roundabout go straight across on to the A4130. Follow this towards Didcot across Hadden Hill. At the roundabout take the first exit onto the Broadway and then left at the next roundabout into Jubilee Way. Continue along the B4016 towards the Blewbury Road and the property will be on the left.

TOTAL FLOOR AREA : 218.92 sq. m. (2356.44 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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.

