

PROPERTY AGENTS

**JP**Knight



Bishops Orchard, East Hagbourne OX11 9JS





## Bishops Orchard, East Hagbourne

A superbly presented family home situated on this small development just to the north of the village and just 1.5 miles from Didcot Parkway train station. The property has been attractively extended and now has 3 bedrooms, 2 bathrooms, 3 reception rooms and a kitchen/breakfast room with adjacent utility room. Set towards the end of a close there is a drive and garage to the front and a secluded 40' garden to the rear.

### Accommodation

The property has gas central heating to radiator and is double glazed throughout.



## Tenure - Freehold

Entrance Hall: Wood floor, stairs to landing.  
Cloakroom: White 2-piece suite, wood floor, radiator.

Sitting Room: 15'6 x 10'3  
Window to the front, radiator, steps down to:

Family Room: 11'2 x 9'4  
Vaulted 9'9 ceiling with two Velux windows: French doors to the terrace and window to rear, radiator.

Dining Room: 10'6 x 9'8  
Bay window to the front: radiator.

Kitchen/Breakfast Room: 12'6 x 7'5  
Rear aspect, range of storage units with roll edge worktops, electric ceramic hob, extractor hood, electric oven, space for dishwasher and fridge/freezer, tiled floor, radiator, space for table and chairs.







Utility Room: 4'9 x 4'7  
 Door and window to rear, storage units, worktops, gas boiler, tiled floor, radiator, space for washing machine.

Stairs to Landing:  
 Rear aspect, radiator, loft access, airing cupboard.

Bedroom 1: 12'3 max x 11'6  
 Window to front: radiator.

En Suite Shower Room:  
 White 3-piece suite including a tiled shower cubicle: chrome radiator, tiled walls, window, down lighters.

Study/Inner Landing: 10'6 x 6'5  
 Window to rear, radiator, doors to beds. 2 & 3.

Bedroom 2: 10'6 x 9  
 Window, radiator: corner recess.

Bedroom 3: 11'5 x 8'3  
 2 Velux windows: eaves cupboards, radiator.

Bathroom: White 3-piece suite including shower above the bath, tiling, chrome radiator, window, down lighters.

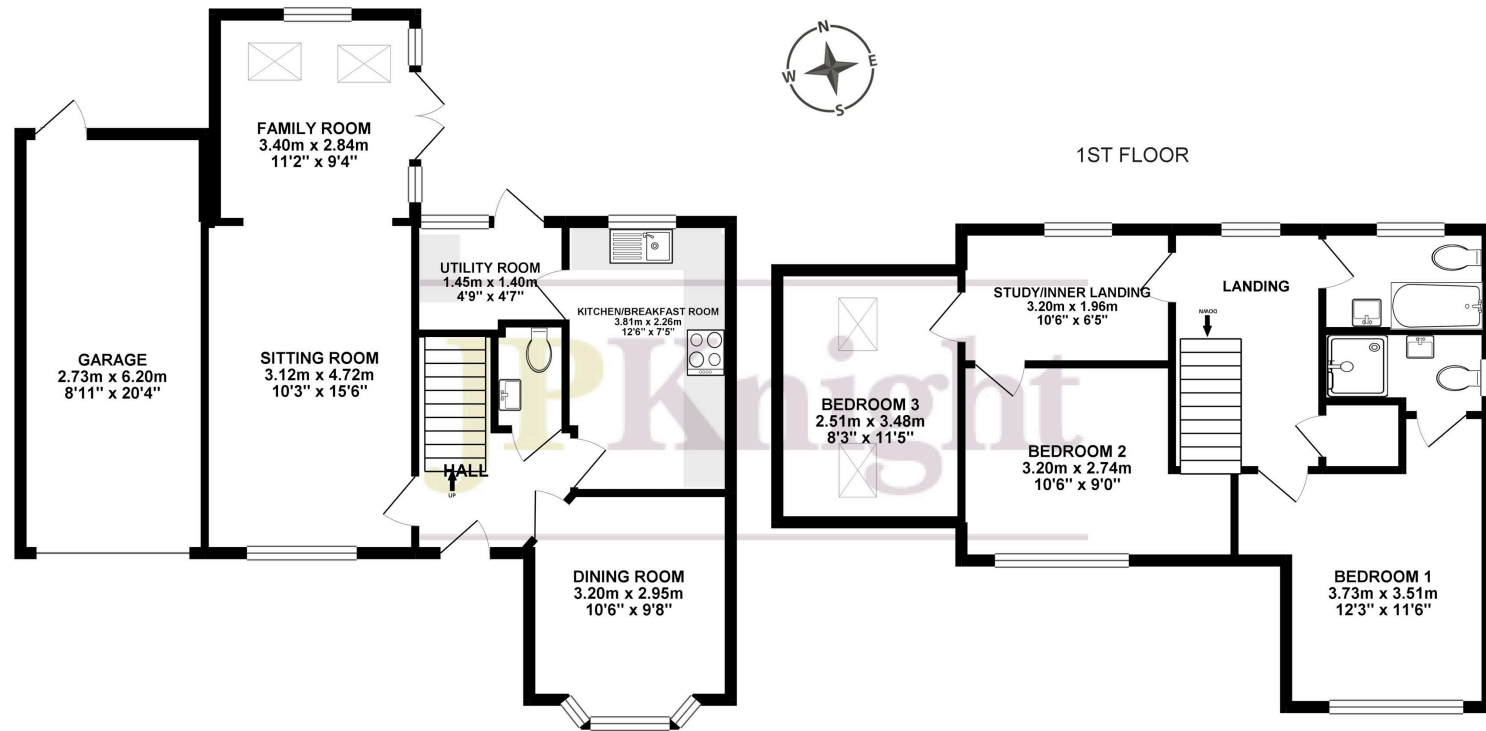
Outside  
 The front has a gravel/tarmac drive with a box hedge and shrubs to the side border.

Garage: 20'6 x 8'11  
 Up/over door, light and power, door to garden.

Rear Garden:  
 An attractive feature of the property it extends to 40' and has a paved terrace with retaining walls and steps to the lawn. This has flower and shrub borders and a vegetable area. Enclosed by timber fencing there is a side gate.



GROUND FLOOR



TOTAL FLOOR AREA : 100.00 sq. m. ( 1076.39 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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**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.

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 continue straight across onto the A4130. Follow this towards Didcot. At the main roundabout take the first exit onto the Broadway and then left at the next roundabout into Jubilee Way. Continue along the B4016 for 1.3 miles and turn right into Bishops Orchard.

