



Shoe Lane, East Hagbourne OX11 9LW



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A delightful single storey residence nestled in the heart of this beautiful village within easy walking distance of its amenities: set in a private position off of Upper Cross Lane it features a garage and a secluded walled garden and terrace. There are 3 double bedrooms and 2 bathrooms whilst the open plan living space features a 30' living/dining room with adjacent study and a 15' kitchen.

Accommodation

The property is double glazed with gas central heating to radiators.



Tenure - Freehold

Recessed entrance porch with paved step, front door flanked by side windows to:

Entrance Hall: Wood floor.

Living/Dining Room: 30'3 x 14'9

Living Room: Two sets of French doors open to the terrace, brick fireplace with a brick hearth and chimney-breast, beamed ceiling with down lighters, radiator.

Dining Area: Radiator, beamed ceiling, open way to:

Study: 10'2 x 9'10

Window flank the room and there is a door to the garden: two storage cupboards, down lighters.





Kitchen: 15'3 x 7'7
 Range of storage units with tiled worktops, gas hob, extractor hood and electric oven. Space for fridge/freezer, washing machine, dishwasher and tumble drier. Door and window open to the garden: ceiling beams, under-floor electric heating.

Inner Hall: Airing cupboard (housing gas boiler).

Bedroom 1: 17'4 x 14' (irregular shape)
 Window to front, radiator, range of fitted wood wardrobes and a Velux window.

En Suite Shower Room:
 White 3-piece suite, tiled floor, chrome radiator.

Bedroom 2: 14'3 x 10' Window, radiator, ceiling beams.

Bedroom 3: 14'1 x 8'1 Radiator, large Velux window.

Bathroom: Four piece suite including corner shower cubicle, pedestal bath and hand wash basin, WC, part tiled wall, radiator, Velux window.

Outside

The property opens into an attractive courtyard with a parking space in front of the garage.

Secluded Garden, split into two areas:

The first is laid to lawn with established shrub and plant borders and is enclosed by a brick wall. There is a loggia and brick bin store, a small paved area and path to the courtyard.

The second area is an attractive paved courtyard enclosed by a brick wall including established shrubs and a wrought iron gate to the parking area and garage.

Garage: 8'2 x 17'6

Electric up/over door, loft storage, door to side, light & power.



Directions

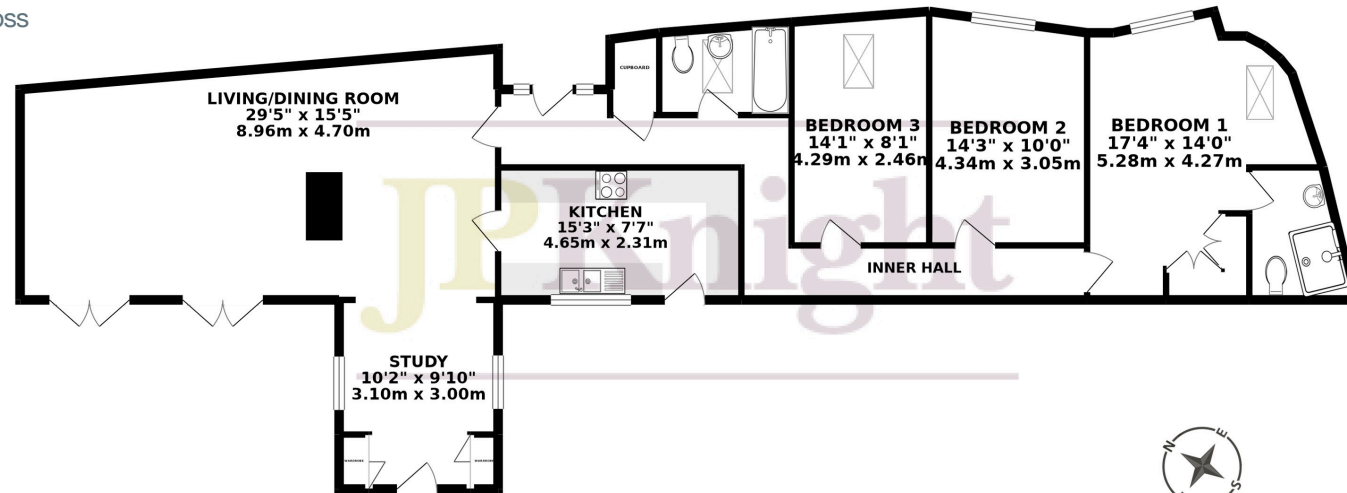
Head south from Wallingford on the Reading Road/A329. After the roundabout continue for 2.2 miles and turn right into Halfpenny Lane (by the petrol station). Follow this to the end, turn right onto the A417 continue for 2.7 miles, then turn right onto the B4016 or Bessels Way. After 2.2 miles, turn left by Upper Cross into Main Road follow the road round the corner and Upper Cross Lane is on the right.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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.



GROUND FLOOR



TOTAL FLOOR AREA : 1388.00 sq. ft. (128.95 sq. m.) 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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