

PROPERTY AGENTS

JPKnight



Blewbury Road, East Hagbourne, OX11 9LF



Blewbury Rd, East Hagbourne

A fabulous modern family home which has been extended and modernised by the current owners to an exacting standard throughout, ideally located in this popular village with close proximity to the shops and amenities of Didcot town centre and train station less than 2 miles away with direct access to London in under an hour.

The property benefits an extensive driveway to the front, a secluded 70' west facing garden to the rear with countryside views, newly installed covered BBQ/entertainment area and spacious former garage/store.

Accommodation comprises a large entrance hall leading to a 29' x 28' open plan living space with modern kitchen and two sets of French doors to the garden. There is also a utility, cloakroom and guest suite. Whilst on the first floor a light and airy galleried landing with library/area leads to a master suite with Juliet balcony, two further bedrooms and a family bathroom.



Tenure - Freehold

The property is double glazed throughout with gas central heating to radiators, underfloor heating and air-conditioning to the ground floor.

Accommodation

Entrance Hall: Three storage cupboards, staircase, two radiators, tiled floor.

Cloakroom: Window to side, white 2-piece suite, chrome radiator, downlighters, tiled floor.

Living/Dining Room/Kitchen 29'5 x 28'10 Two Velux windows and two sets of French doors with glazed sidelights and window to the garden, open fireplace, downlighters, tiled floor with underfloor heating, two a/c units

Kitchen: Range of white gloss storage units with worktops, integrated induction hob with extractor above, two single electric ovens, two fridges, freezer, washing machine, tumble drier. Tiled floor, side window, down lighters and underfloor heating.

Utility Room: 5'10 x 5'5 Window to side, storage units with stainless steel unit, appliance space, radiator.



Study: 12'5 x 4'6 Front aspect, radiator, down lighters.
Bedroom 2: 11'4 x 10'4 Front aspect, fitted wardrobe, radiator.

Ensuite Shower Room: White three-piece suite including basin vanity, tiled floor, radiator, down lighters.

Stairs to Galleried Landing: Window to front, library area, five Velux windows, airing cupboard, water softener, loft access, eaves storage.

Bedroom 1: 22'8 x 10'7 French doors open to a Juliet balcony with lovely views to the rear, range of fitted wardrobes, wood floor, a/c unit.

Ensuite Bathroom: White 3-piece suite incl. P-bath with shower above, radiator, window, cupboard.

Bedroom 3: 9'6 x 9' Velux window, wood floor, hand basin, underfloor heating.

Bedroom 4: 9'6 x 8'10 Velux window, wood floor, hand basin, underfloor heating.

Bathroom: Window to side, white three-piece suite, P-bath with shower above, tiling, radiator, downlighters.

Outside

To the front there is an extensive gravel drive with ample parking, combination of hedging and timber fencing.

Detached Store (formerly the garage): 20'3 x 8'11 up/over door, side door to rear garden.

The rear garden is a stunning feature facing west with a spacious tiled terrace adjacent to a covered BBQ area (20'10 x 6'4 Timber frame, tiled roof and base with light and power, log store). Beyond this the garden is set to lawn with mature hedges and trees, trellis fencing, raised planted border and pathway leading to the detached store. It abuts open countryside at the rear.



Directions

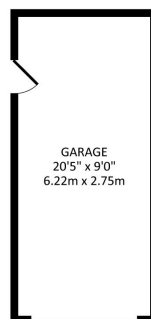
Head north on St Martins Street towards High St, turn left onto High St and over the roundabout onto Station Rd which turns into Wantage Road. Continue over Slade End Roundabout for 3.9 miles and take first exit at 2nd roundabout onto Broadway and first exit and the next roundabout onto Jubilee Way for 1.1 miles. Turn left onto Blewbury Road and the property is on the right after 0.2miles.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

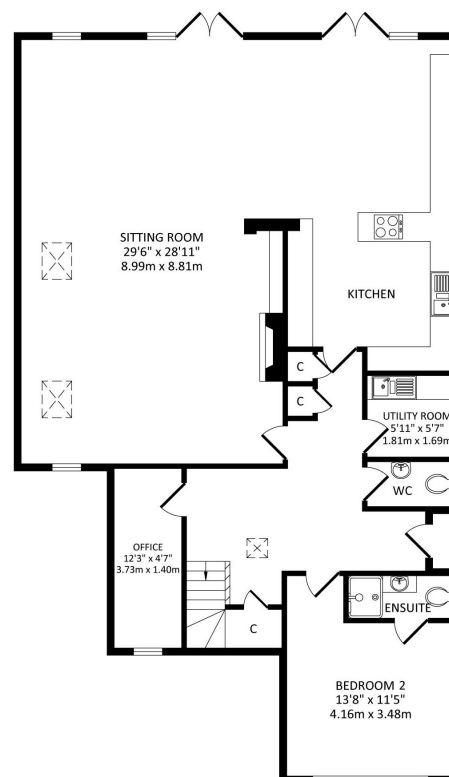
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



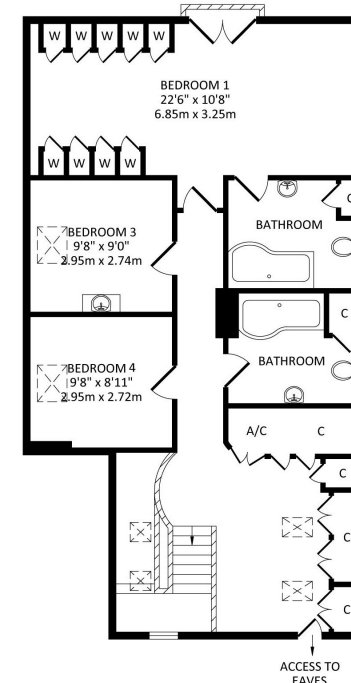
GARAGE



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 2093 sq.ft. (194.40 sq.m.) approx.

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.