





Main Road, East Hagbourne

A beautiful Grade II listed cottage believed to date from c.1650 and full of character with a wealth of exposed beams and timbers, a brick fireplace with 'Clearview' multi-fuel stove and a stunning contemporary triple aspect 23' kitchen/dinning room that forms a lovely contrast with the 17th Century main building. In addition there are 3 bedrooms and 2 bathrooms, sitting room, study and utility/cloakroom. Outside there is ample driveway parking and a secluded south facing rear garden. Set in the heart of the historic conservation area of this sought after vibrant village, Upper Cross is less than 2 miles from Didcot Parkway train station.

Accommodation

The property has gas central heating to radiators.

Tenure - Freehold

Sitting Room: 16'8 x 11'2

Brick fireplace with a brick hearth and fitted 'Clearview' wood burning stove, cupboard to the side of the chimney breast. A window overlooks the front, exposed wall timbers, down lighters, two radiators, a door opens to the staircase

Study: 14'5 x 5'4

Two windows to the side, beamed ceiling, radiator: down lighters.

Kitchen/Breakfast Room: 23'2 x 11'5

This fabulous room features a triple aspect with 3 sets of French doors out to the garden, a picture window and door to the side (double glazed). Fitted with an attractive range of units including an island with breakfast bar, wood worktops, integrated gas hob, stainless steel back-plate, extractor hood and electric oven, fridge and dishwasher. Solid wood floor, 3 radiators, part vaulted ceiling, generous loft space and down lighters





Summer shot taken by the owner

Utility Room: 9 x 7'2 (L shaped)

Double glazed window, range of cupboards, appliance space, gas boiler, wall timbers and beams, radiator and down lighters, loft access, wood floor.

Downstairs WC: With wood floor, double glazed window.

Stairs to Landing: Wall timbers, down lighters, leaded light window to the front.

Bedroom 1: 11'3 x 10'7

Window to the front, wall timbers, radiators and down lighters.

Dressing Room: Hanging rails and wardrobe, down lighter.

En Suite Shower Room: Fitted with a white 3-piece suite, down lighters, shelved recess, feature cast iron fireplace, wood floor.

Bedroom 3: 9' x 6'9

Leaded light window to the rear, wall timbers, down lighters and radiator.

Stairs to Second Floor Landing: Windows to the side, exposed beams, down lighters, loft access.

Bedroom 2: 12'8 (maximum) x 11'6

Window to the front, radiator, exposed beams, range of eaves cupboards: down lighters (low doorway).

Bathroom: White 3-piece suite, tiling, chrome radiator, skylight and down lighters.

Outside

The property is approached by a gravel drive bordered by areas of lawn with shrub and plant borders, a side hedge and a rail fence with attractive climbing rose to the front.

The main garden extends to approx. 66ft in length and faces south. A paved terrace extends out to the garden, which is predominantly set to lawn with deep and well stocked border beds with a wealth of shrubs and plants. A timber fence to the rear and one side, hedge to the other, range of sheds along side of the terrace.

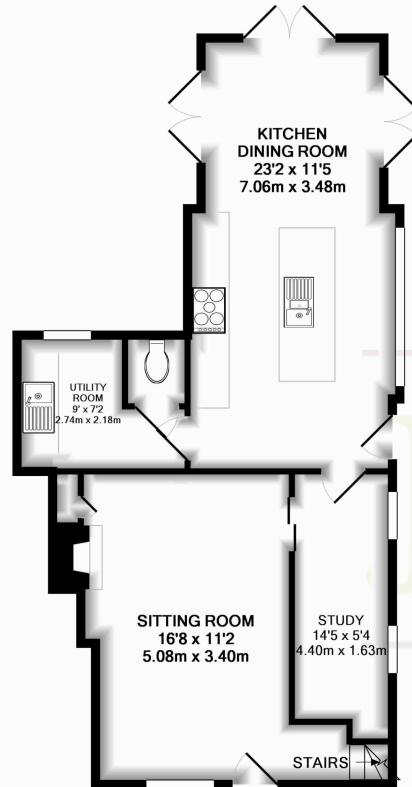
Garden Shed: 13'4 x 7'4



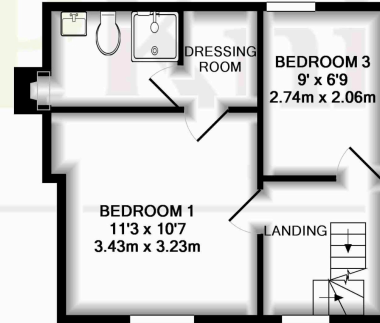


Directions

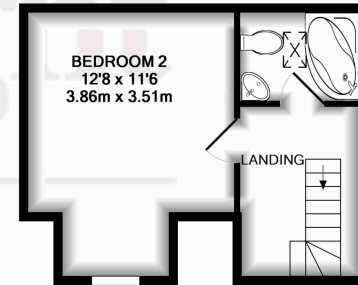
Leave Wallingford on the Wantage Road, continue across the roundabout onto the High Road/A4130. After 3.9 miles turn right at the roundabout onto Broadway, the first left at the next roundabout into Jubilee Way. After 1.1 miles turn left into Main Road, this leads into East Hagbourne. The property is on the left after 0.2 mile adjacent to the historic 'Upper Cross'.



GROUND FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 247 SQ.FT.
(22.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1144 SQ.FT. (106.3 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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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.

