



34 Bishops Orchard,
East Hagbourne, Oxfordshire, OX11 9JS

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A rarely available and much sought after detached three bedroom house quietly situated in this highly regarded development within East Hagbourne. The property has been improved since it was first built in 1995, including the addition of a large conservatory, the installation of UPVC double glazed windows and a new boiler. Elements of the house are original and would benefit from updating particularly the kitchen, bathroom and en-suite. Offered for sale with vacant possession we would advise an early inspection.

Bishops Orchard is an attractive low-density development of just 50 properties of differing design and styles, situated off New Road on the edge of East Hagbourne. Traffic free footpaths connect Bishops Orchard with the school and other village facilities.

East Hagbourne is a very pretty and historic village just 2 miles from Didcot. There is a village pub, community shop and post office, garage and village primary school.





- 3 bedrooms
- En-suite to bedroom 1
- Large conservatory
- Gas central heating
- Double glazed UPVC windows
- Quiet cul de sac position
- Garage
- Good sized South facing garden
- Local Authority: South Oxfordshire District Council
- Council Tax Band: E
- Tenure: Freehold

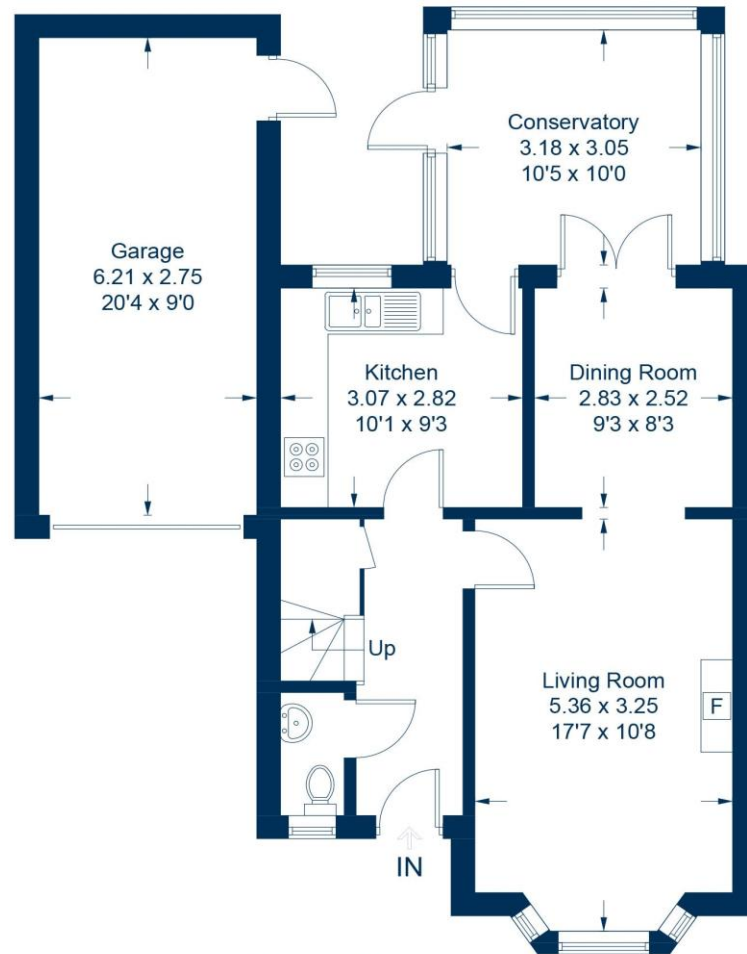
Approximate Gross Internal Area
 Ground Floor = 54.1 sq m / 582 sq ft
 First Floor = 43.3 sq m / 466 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 114.6 sq m / 1,233 sq ft



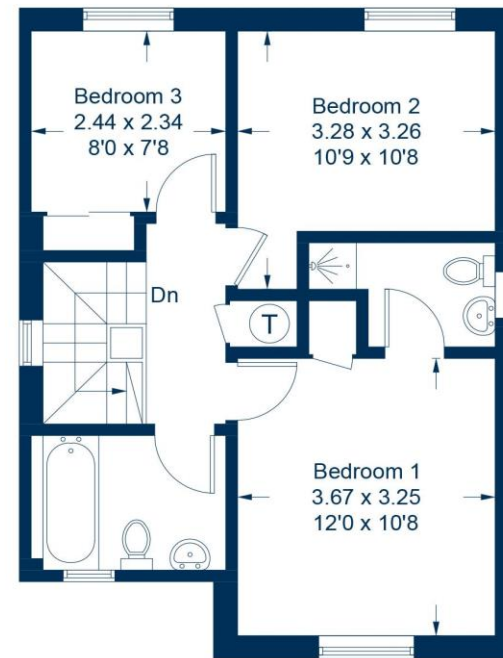
**THOMAS
MERRIFIELD**

SALES LETTINGS

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Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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