



**36 Bishops Orchard,**  
East Hagbourne, Oxfordshire, OX11 9JS.



### **36 Bishops Orchard, East Hagbourne, Oxfordshire, OX11 9JS.**

Offered for sale with no onward chain is this larger than average three bedroom two bathroom detached home with garage, situated at the bottom of a cul-de-sac on this much sought after and rarely available development within East Hagbourne village.

Built in the mid 1990's, with a later conservatory extension and boasting nearly 1200sq ft of accommodation, this superbly located property comprises entrance hall, cloakroom, dining room, lounge with fireplace, conservatory, kitchen and utility room. On the first floor there is a bathroom and three generous bedrooms; the master with en-suite and fitted wardrobes. To the rear of the property there is a predominantly lawned good size garden with patio & side access. Finally, to the front; there is extensive driveway parking for multiple vehicles which leads to a garage. In our opinion the property offers potential to extended & reconfigure subject to the relevant planning permissions. Viewings are highly recommended. 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. East Hagbourne has one of the prettiest main streets in South Oxfordshire lined with an impressive array of period houses and cottages from the Tudor period across the centuries to the Victorian age and beyond. The village has a thriving and vibrant community and a range of facilities including a highly regarded village Primary School & Pre-school, a community Post Office and shop, busy local pub and garage.





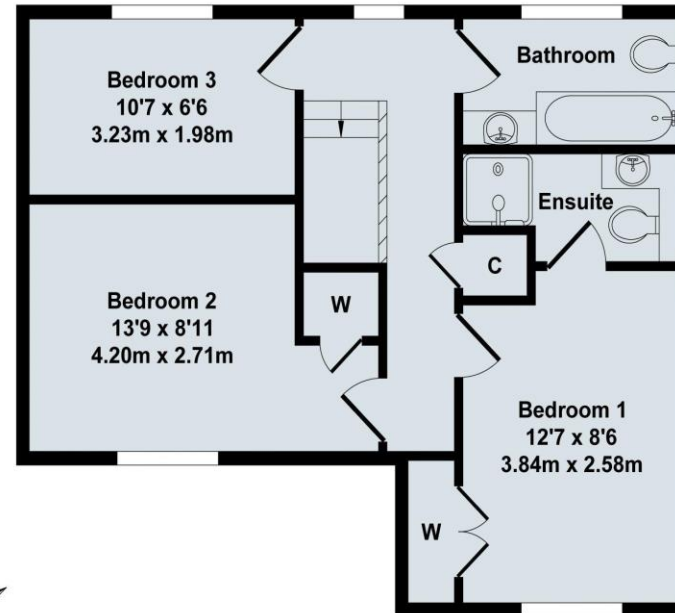
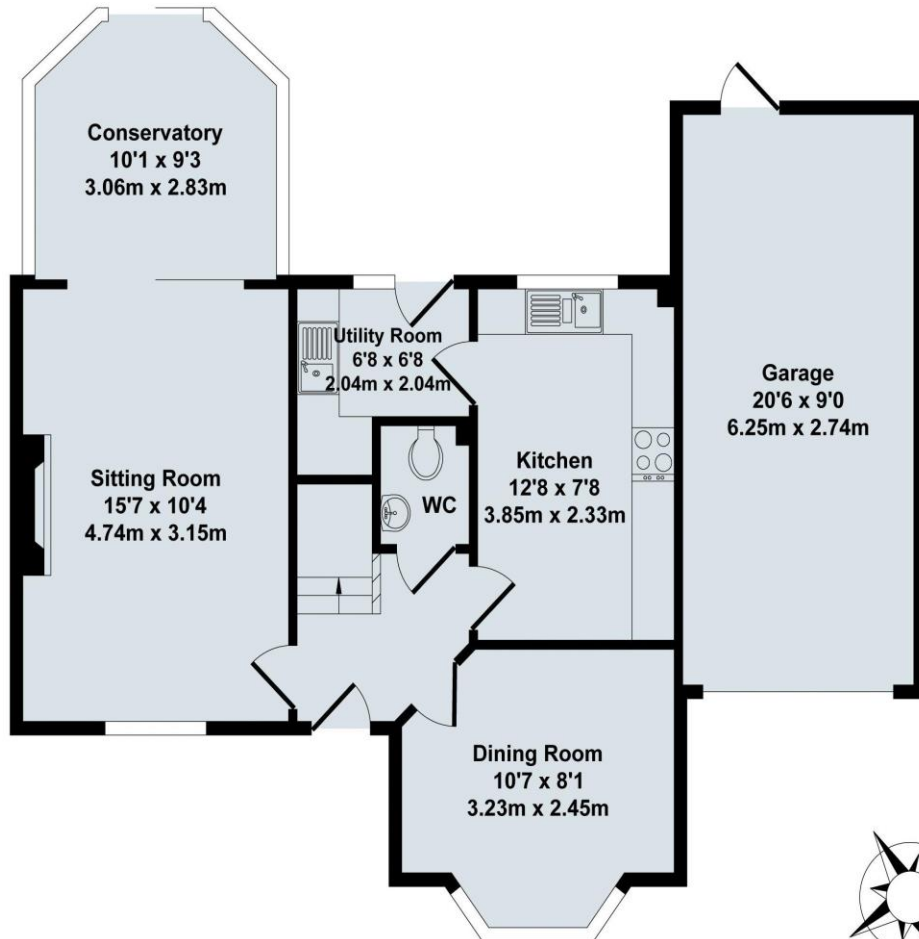


- Three bedroom detached home on this much sought after & rarely available development on the edge of East Hagbourne village.
- No onward chain.
- Ample driveway parking & garage.
- Three reception rooms.
- Utility room.
- Cul-de-sac location.
- Potential to extend and reconfigure subject to the relevant planning permissions.
- Local Authority: South Oxfordshire District Council
- Council Tax Band: E
- Tenure: Freehold

# THOMAS MERRIFIELD

## SALES LETTINGS

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**Total Approx. Floor Area 1187 Sq.Ft. (110.30 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

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