



**Sundial, Main Road**  
East Hagbourne, Oxfordshire, OX11 9LN.



## Sundial, Main Road, East Hagbourne, Oxfordshire, OX11 9LN.

A charming, detached timber framed Grade II listed house dating from the mid 17th century offering well-proportioned, four-bedroom accommodation, blending flexibility and character features in equal measure set in a private and mature garden of 1/3 acre in the very heart of this picturesque South Oxfordshire village.

Sundial Cottage offers generous light rooms, with all traditional features typical of a house of this period including an impressive Inglenook fireplace to the sitting room and family room, a wealth of exposed timbers, some original boarded floors and latch doors. An oak framed conservatory which wraps around the side and rear of the house has been added by the present owners creating a lovely tranquil environment opening into the gardens.

East Hagbourne is a small and charming village, Main Street is lined with timber framed cottages and houses, often featured by local artists. The village has a thriving pub, highly regarded primary school, village garage, community shop, and post office. Didcot is just 2.5 miles away offering excellent and varied shopping & leisure facilities, together with a mainline rail service from Didcot Parkway to London Paddington in approximately 40 minutes.







- 4 bedrooms
- 3 principal reception rooms
- Stylish character bathroom and en-suite
- Gas central heating
- Wrap around oak framed conservatory
- Inglenook fireplace
- Central village location
- Delightful secluded cottage gardens
- Plot of just over 1/3 acre
- Double garage
- Local Authority: South Oxfordshire District Council
- Council Tax Band:
- Tenure: Freehold



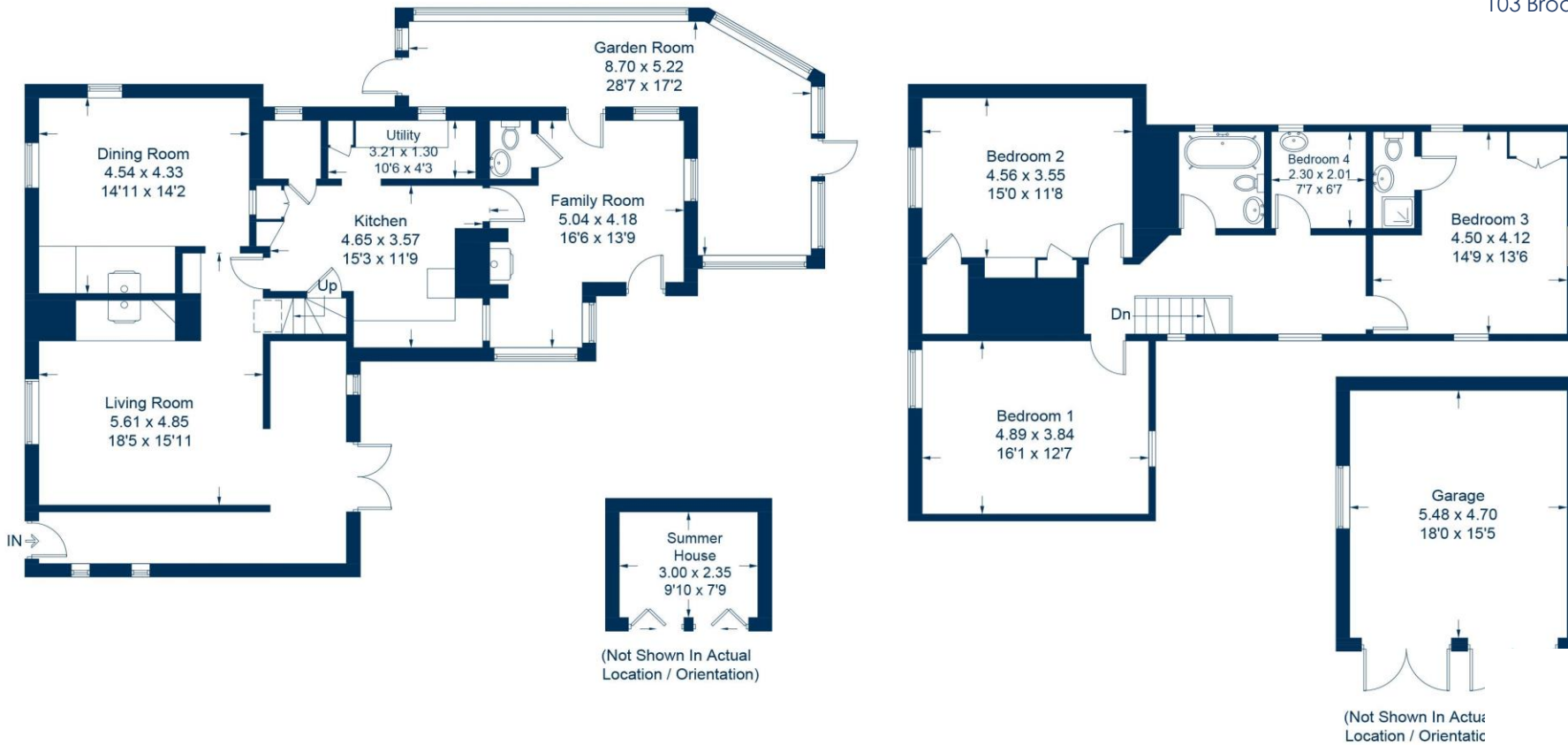
Approximate Gross Internal Area  
 Ground Floor = 128.0 sq m / 1,378 sq ft  
 First Floor = 85.8 sq m / 923 sq ft  
 Garage = 26.4 sq m / 284 sq ft  
 Summer House = 7.4 sq m / 80 sq ft  
 Total = 247.6 sq m / 2,665 sq ft



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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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