



Characterful family home with paddock

Lower Cross Farmhouse, 132 New Road, East Hagbourne OX11 9LD

Freehold





Kitchen/breakfast room • drawing room • dining room • sitting room • conservatory • utility room • cloakroom with shower • principal bedroom with en suite bathroom • 4 further bedrooms • family bathroom • double garage • shed • gardens • paddock with 3 stable block • about 2 acres in total

Distances

Abingdon 8.1 miles, Wallingford 6.9 miles, Moulsoford 7.5 miles, Oxford 16 miles, Didcot Parkway (London Paddington from 42 mins) 1.6 miles, Central London 59 miles (Distances are approximate)

Directions

From Oxford, take the A34 south. Turn off at the Milton Interchange towards Wantage on the A4130. After 1.8 miles at the Rowstock roundabout turn left onto the A417, Reading Road. After 1.5 miles take the 2nd exit off the roundabout onto London Road. Once in West Hagbourne turn left onto Main Street. After 0.7 miles turn left onto Brook Lane, then after another 0.4 miles turn right onto Main Road. After a mile and upon entering the village, the property can be found on the left.

Situation

East Hagbourne is one of South Oxfordshires most attractive villages lying at the foot of the Downs, with easy access to the motorway network via the A34, and the rail network via Didcot Parkway with trains direct to London Paddington from 38 minutes. The village boasts a church, village hall, shop, post office, pre-school, primary school and The Fleur de Lys a popular pub.

There are numerous footpaths and bridleways to enjoy from the village.

Day to day shopping can be found in the 2 large supermarkets in Didcot or the nearby pretty market town of Wallingford.

There is an excellent choice of schools in the area, both state and private, in Abingdon, Moulsoford, Oxford and Didcot.

Description

Lower Cross Farmhouse dates back to about 1660 with later, Victorian additions. It now provides a wonderfully characterful family home abounding with nooks, crannies and ancient beams. The ground floor rooms all interconnect ensuring a natural flow from one delightful room to another.

The drawing room is worthy of particular mention with its triple aspect, woodburning stove, parquet flooring, French doors to the garden one way, and the conservatory at the other end. The conservatory, added by the present owners, and scented by jasmine trailing across one wall, has bi-fold doors opening to the rear garden and outside kitchen.



The inviting kitchen/breakfast room is fitted with John Lewis of Hungerford units, has a delightful Esse Lionheart wood burning range cooker as well as a Falcon range cooker. The original bread oven remains in situ. The cosy sitting room, also with a wood burning stove connects directly onto the atmospheric dining room.

A good sized utility room leads off the rear hall with a cloakroom and shower situated off.

The main staircase, rising from the dining room, opens to a glazed galleried landing ensuring natural light filters through to the centre of the house.

The principal bedroom is approached via an ancient wooden archway. The en suite bathroom boasts a deep Japanese soaking bath with a drench shower over. A bedroom leads off the vestibule which is presently used as a study and dressing room.

The guest bedroom is a generous size and has a dual aspect. There are 2 further bedrooms and a family bathroom. This end of the house has a second staircase winding from the rear hall.

Outside

Situated within a conservation area, the house is approached via a gravel drive with parking for 5 cars and a garage, currently used as a gym.

There is a further barn and a garden / tool shed which could provide additional accommodation subject to the usual planning consents. The front of the house is bordered by an old red brick wall with a mature pleached Lime hedge above. The pretty and large front garden is beautifully stocked with mature flowerbeds, shrubs and spring bulbs. There is an orchard with apples, pears, figs and a mulberry tree and a small woodland area. The front of the house is covered in climbing roses and wisteria and has a delightful east facing terrace.

The west facing rear garden features different seating areas designed to maximise sun and light. There is a covered outside kitchen, ideal for al fresco dining and a separate grapevine covered pergola and fire pit area.

At the end of the driveway wooden gates open to a track which in turn leads on to the paddock with a 3 stable block with water connected. The property also has vehicular access across and from the lane.

Tenure

Freehold with vacant possession on completion - no onward chain.

Services

All mains services are connected
Gas central heating
Fibre broadband





Local Authority

South Oxfordshire District Council

Council tax band G

Date Code

Brochure prepared and photographs taken April 2021

Viewing

Strictly by appointment with Savills Summertown office 01865 339700

Fixtures and fittings

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills.

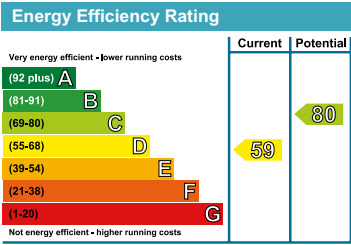


Lower Cross Farmhouse, 132 New Road, East Hagbourne OX11 9LD
Gross internal area (approx) 250.3 sq m / 2694 sq ft
Garage 61.6 sq m / 663 sq ft
Total 311.9 sq m / 3357 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)

Charles Elsmore-Wickens
Savills Summertown, Oxford
01865 339700
CEWickens@savills.com



For identification only. Not to scale. © 21/04/29 CEW



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by wordperfectprint.com

