



Well loved family home in over an acre of beautiful gardens

Highmead, 10 Church Close, East Hagbourne, Oxfordshire OX11 9LP

Freehold

THOMAS
MERRIFIELD
SALES LETTINGS

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Kitchen/breakfast room • dining room • lounge • family room • utility/boot room • cloakroom • four bedrooms • bathroom, shower room with sauna • Double garage, brick shed • workshop (with inspection pit) • garden shed • Gardens and grounds of about 1.34 acres in total

Distances

Abingdon 9 miles, Oxford 14 miles, Harwell Science Park 5 miles, Wallingford 7 miles, Didcot Parkway (London Paddington from 42 mins) 3 miles, (Distances are approximate)

Directions

Take the Milton Interchange exit off the A34. At the roundabout take the exit A4130 to Wantage and Harwell. After approximately two miles at the roundabout take the first exit onto A417 to Blewbury. After two miles turn left to West Hagbourne. After leaving the village take right turn to East Hagbourne. Follow the road turning right into Church Close at the Market Cross. Highmead will be found on the left.

Situation

East Hagbourne is a pretty and active village with a thriving community spirit, there is easy access to the motorway network via the A34, and the rail network via Didcot Parkway. The village boasts a church, village hall, community shop, bowling green, Post Office, primary school and popular Fleur de Lys public house. There are numerous footpaths and bridleways to enjoy from the property including the Berkshire Downs and Ancient Ridgeway. The Sustrans Cycle Track accessed on the disused railway line provides easy cycle commute

to both Didcot Parkway and the Harwell Science Park.

Excellent shopping, restaurants and a cinema can be found in Didcot or the nearby traditional market towns of Wallingford and Wantage. There is a good selection of schools in the area, both state and independent in Abingdon, Oxford, Didcot and the Thames Valley.

Description

Highmead, built in 1974, has been a much loved family home for generations of the same family. The house offers a versatile, generous and comfortable living space with a most attractive garden which includes a variety of fruit trees interspersed with shrubs and flowering borders attracting an abundance of wildlife and birds.

Double glazed and with solar panels, the house has been well maintained throughout but would now benefit from some refurbishment and updating. All the rooms are generously proportioned with most overlooking the beautiful south facing gardens.

There is a large kitchen/breakfast room with breakfast bar, Neff six burner gas hob and extractor hood, eye level Neff double oven, Neff Dishwasher and stainless steel double sink. The utility room leads directly from the kitchen with plenty of storage and a drying cupboard containing



the Gas fired boiler. Doors from the utility lead into the double garage and back door.

The lounge and dining room have sliding doors allowing the rooms to be used independently or as one large living space. The good sized Family room accessed from the Lounge has sliding doors onto the patio and garden. A Cloakroom with cloaks cupboard completes the ground floor.

On the first floor the principal bedroom spans the depth of the house with glass fronted wardrobes fitted to one wall and views to the Berkshire Downs. There are three further large bedrooms (two with fitted wardrobes and shelving), a family bathroom and a shower room with a sauna.

The loft is partly boarded with a hatch and ladder attached.

Outside

Highmead sits behind a lawned front garden with shared access with Saddlers Orchard from Church Close. Double wooden gates with a security key pad allow easy access for vehicles to the rear garden.

The gardens and grounds extend to over 1.3 acres and benefit from the enchanting Hakka's Brook babbling through the centre. A variety of mature trees are planted throughout, including Willow, Beech, Plum, Apple and Hazelnut. Mainly laid to lawn, there are flower beds nearer the house bursting with shrubs and bulbs creating interest at different times of the year and a patio which runs along the rear of the house. There is also

an outdoor tap and electric point.

A gravel driveway and bridge allows access to the extensive grassed area beyond the brook. There is also a brick shed (with workbench). A double length garage workshop with inspection pit is tucked away at the end of the garden offering scope for car enthusiasts, collectors or other hobbies. There is also a separate wooden garden shed.

Tenure: Freehold with vacant possession on completion

Services: All mains services are connected
Gas central heating
Broadband

Local Authority: South Oxfordshire District Council
Council tax band G

Date Code: Photographs taken and brochure prepared March 2022

Viewing: Strictly by appointment with Joint agents:
Savills Summertown office
01865 339700
Thomas Merrifield Didcot
Office 01235 813777

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 joint agents Savills and Thomas Merrifield.





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Approximate Area 234.7 sq m / 2526 sq ft

Garages 69.6 sq m / 749 sq ft

Total 304.3 sq m / 3275 sq ft



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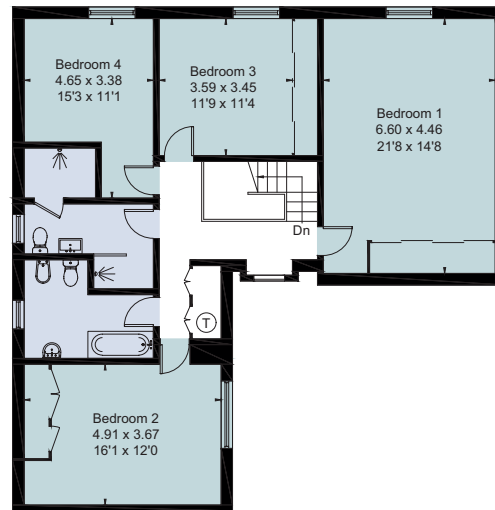
Thomas Merrifield, Didcot

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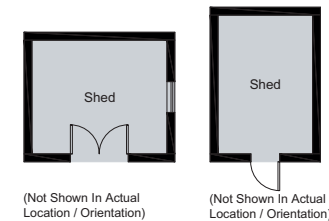
nick@thomasmerrifield.co.uk



Ground Floor

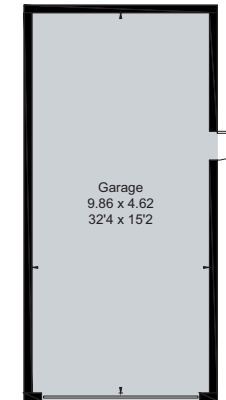


First Floor



(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		74
(39-54)	F	61	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 220321CEW

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