



2 Main Street, West Hagbourne, Didcot OX11 0NJ
Oxfordshire, Guide Price £425,000

Main Street, Didcot OX11 0NJ

Oxfordshire

Freehold

A Rare Opportunity To Purchase This Charming Two Bedroom Semi-Detached Home | Situated On An Envious Plot With 147ft Enclosed Rear Garden | Living Room, Dining Room With Vaulted Ceilings & Country Style Kitchen | Generous Bedrooms | Garage & Driveway Parking To The Rear | Beautiful South Facing Garden In A Tranquil Setting | Popular Village Location | Viewing Highly Recommended!

Description

A rare and fantastic opportunity to purchase this beautiful two bedroom semi-detached home boasting an envious plot with a 147ft rear garden situated in the highly sought after location of West Hagbourne. Offering a huge amount of potential with scope to extend (STPP), the property should be viewed internally to fully appreciate all there is to offer.

As you enter the property through the entrance hall, you are greeted by a light and airy living room complemented by a fireplace now home to a log burner and door opening onto the attractive garden. The country style kitchen offers a range of wall and floor mounted units complete with oak worktops and Belfast sink with access into the formal dining room. The charming dining room is complete with additional front door access, stunning vaulted ceilings with beams across and offers ample space for large dining table and chairs. Completing the ground floor accommodation is the useful utility room and cloakroom accessed via the dining room. Formerly three bedrooms, the property has been modified over the years to accommodate two double bedrooms both boasting lovely views over the rear garden along with a built-in wardrobe to the master bedroom and a family bathroom on the first floor.

Outside, the property sits in well-maintained mature gardens in a tranquil setting, home to an abundance of nature. The beautiful south-facing rear garden includes a patio, area of stone chippings, and the formal lawn protected by mature shrubs, flowers, trees and fruit trees. Additionally, found at the rear of the garden is the garage complete with power, light and heating along with a gravel driveway which provides off road parking for two cars. There is a front garden which is mainly laid to lawn with two paved pathways to the front of the property.

Furthermore, the property backs onto Moor Lane which gives access to paddocks, screened by trees adding to the overall privacy. Situated in the heart of West Hagbourne, the area continues to remain a highly sought after village location with properties rarely available to purchase.

The property is heated via an LPG gas fired boiler which was fitted only two years ago. Connected to mains water, gas, electricity, and sewerage, with uPVC double glazing throughout.

Location

West Hagbourne is a highly sought after village which benefits from the Horse & Harrow public house; a well-regarded nursery; The Little Acorns, and local garage. Just a short walk into open countryside with cycle routes to Didcot. Ideally situated within close proximity to East Hagbourne which offers a primary school and Post Office.

Didcot is circa 2 miles away offering a wide range of shopping and leisure facilities with Didcot Parkway rail station offering a fast rail service to London and Oxford.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C

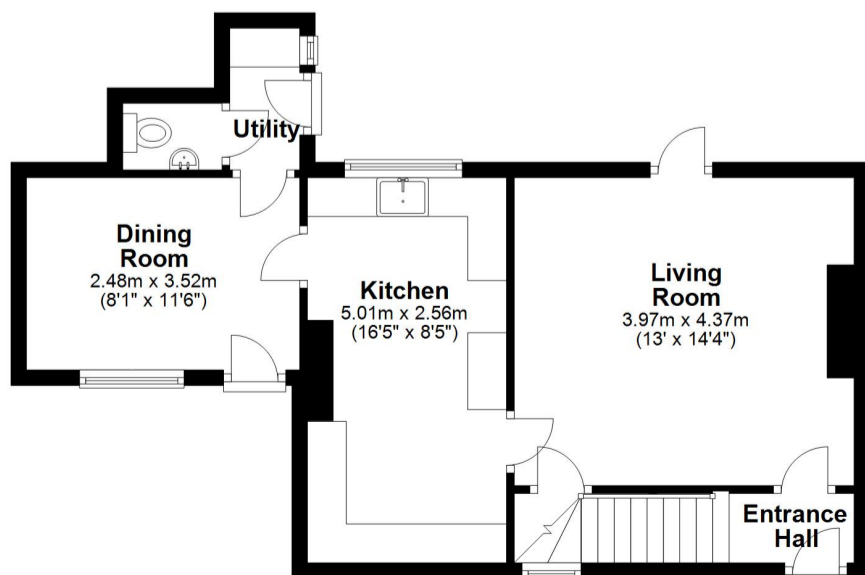
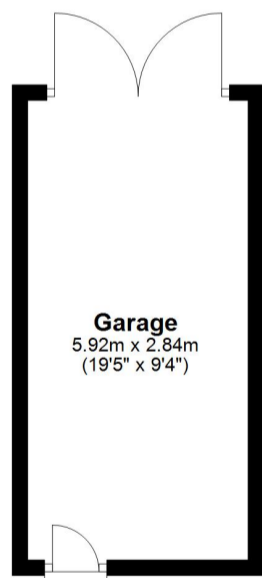


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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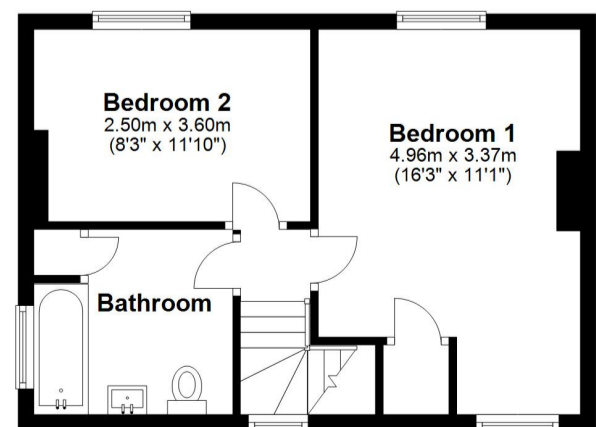
Ground Floor

Approx. 63.9 sq. metres (687.3 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



Total area: approx. 98.9 sq. metres (1064.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.