



# 46 BISHOPS ORCHARD

EAST HAGBOURNE ♦ OXFORDSHIRE

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Didcot Parkway (London 40 minutes) - 1.5 miles ♦ A34 at Chilton - 5 miles ♦ Wallingford - 6 miles ♦ Reading - 17 miles ♦ Oxford - 15 miles ♦ Newbury - 16 miles ♦ M4 at Chieveley (J13) - 11 miles ♦ Wantage - 9 miles ♦ Abingdon - 8 miles ♦ Streatley/Goring on Thames - 7 miles (Distances and times approximate)

A beautifully presented 2 bedroom semi detached house, quietly tucked away on the edge of this popular cul de sac. With 2 reception rooms and 2 double bedrooms, the property offers lovely light and airy accommodation with the added benefit of an integral garage, driveway parking and private garden Excellent road and rail links.

- ♦ Entrance Hall
- ♦ Fitted Kitchen
- ♦ Sitting Room
- ♦ Conservatory
- ♦ Utility Room

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- ♦ Integral Garage

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- ♦ Landing with Cupboard
  - ♦ 2 Double Bedrooms
  - ♦ Family Bathroom

- 
- ♦ Private Garden

- 
- ♦ Driveway Parking for 3 cars

- 
- ♦ Garage



## SITUATION

East and West Hagbourne have been separate villages since the time of Edward the Confessor, when Regenbald, a priest of Cirencester, held the manor of East Hagbourne. Regenbald continued to hold the manor after the Norman conquest of England in 1066 and compilation of the Domesday Book in 1086. Regenbald died in the reign of Henry I, who then granted East Hagbourne manor to the Augustinians Cirencester Abbey (founded 1117). The abbey continued to hold the manor until 1539, when it surrendered its lands to the Crown in the Dissolution of the Monasteries.

The scenic surrounding countryside is designated an "A.O.N.B."

East Hagbourne has a 17th-century public house, The Fleur de Lys. A great village pub with classic pub food.

There is also a Church of England Primary School built in 1874 and situated on Main Road It enjoys a 'good' ofsted rating. Hagbourne Pre-school also received an 'outstanding' ofsted report in February 2018.

In the local area generally are an excellent range of Private and State Schools including ones in Oxford and Abingdon.

Opposite the primary school is Hagbourne village hall, shared by East and West Hagbourne and used regularly for village events. The Recreation Ground at Great Mead, off New Road, is home to the recently modernized children's playground, officially opened in 2009, the main playing field is open to the public when not being used for football club or other activities.

There is a small Post Office and a village shop in New Road, opened in 2001 and run by local volunteers.

As well as the parish church, East Hagbourne has at least 45 listed buildings. The majority of East Hagbourne's listed buildings are individual houses and cottages, particularly on Main Road and Church Close, which are mid-17th century and are all Grade II listed.

The village holds several events each year. These include an annual fun run on the May Day bank holiday, typically of 4 1/2 miles (7 km) to 5 1/2 miles (9 km), which involves a run around the surrounding area, including the villages of Blewbury and Upton. There is an annual "scarecrow trail", a village fête and, in August, a duck race on Hacca's Brook.

Nearby the expanding Town of Didcot offers comprehensive amenities including a new Shopping Centre and its Railway Station provides fast direct commuter services to Oxford Reading and up to London (Paddington). Equally road communications are excellent with the A34 a short drive away linking to the M4 at Chieveley (Junction 13).

### PROPERTY DESCRIPTION

Located in a quiet tucked away position, 46 Bishops Orchard is a semi detached property, built in the mid 90's to accommodate the growing community in this popular village. Entrance is into the hall with stair access. The kitchen sits at the front of the house overlooking the pretty frontage. The sitting/dining room is a large room which leads directly into the conservatory offering lovely views of the garden and providing outside access. There is a useful utility room which has doors to both outside and to the integral single garage. Upstairs there is a landing with double wardrobe, loft access and a good sized airing cupboard. Both bedrooms are double rooms, one having the benefit of a double built in wardrobe. The family bathroom is a while suite and has a bath with overhead shower.

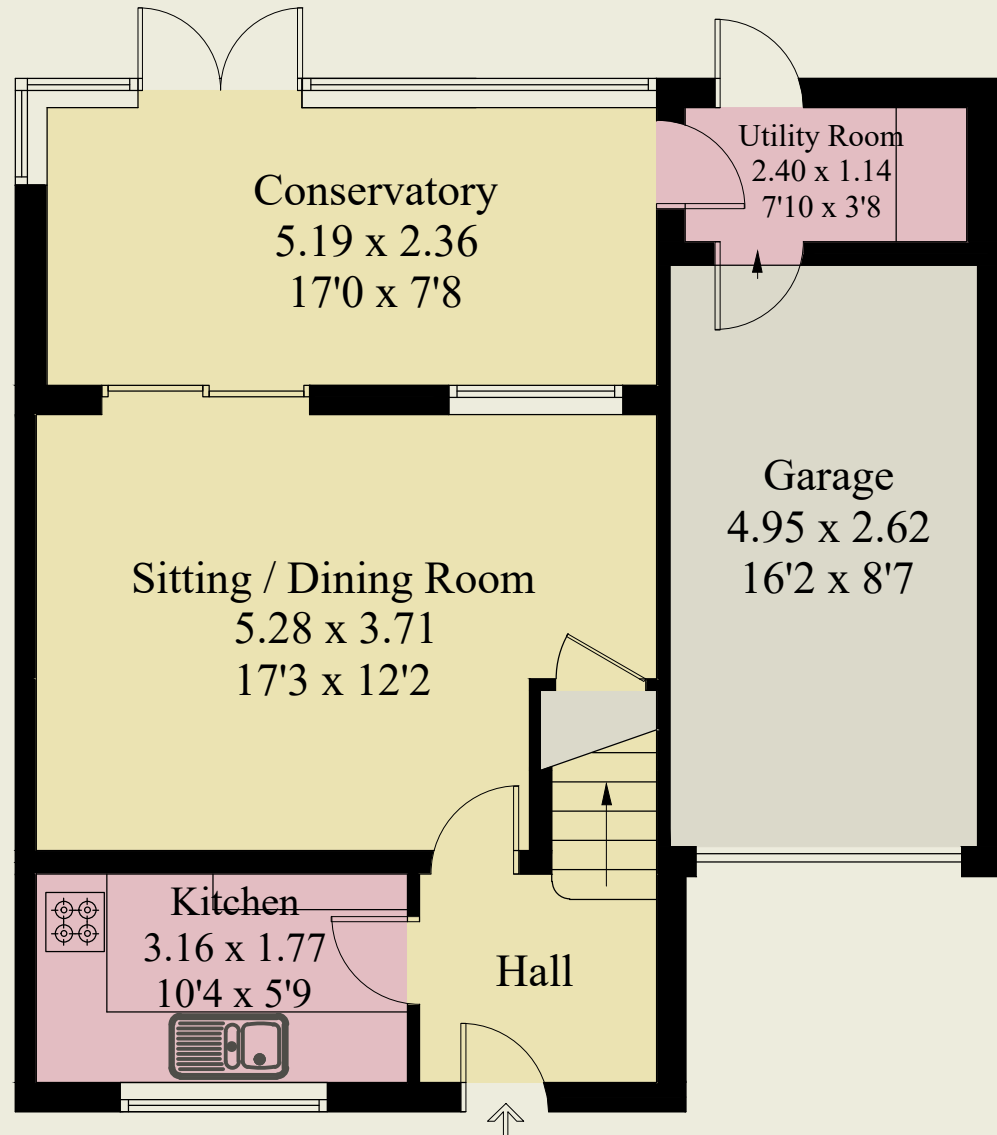
### OUTSIDE

The property has a pretty front garden area and driveway which sits in front of the garage which can accommodate 2 cars, as well as an additional hard standing for a third car. The garage has an up and over door. At the rear of the house is a private garden which is mainly laid to lawn with pretty borders and a pergola. There is a shed for storage and the garden is fully fenced.

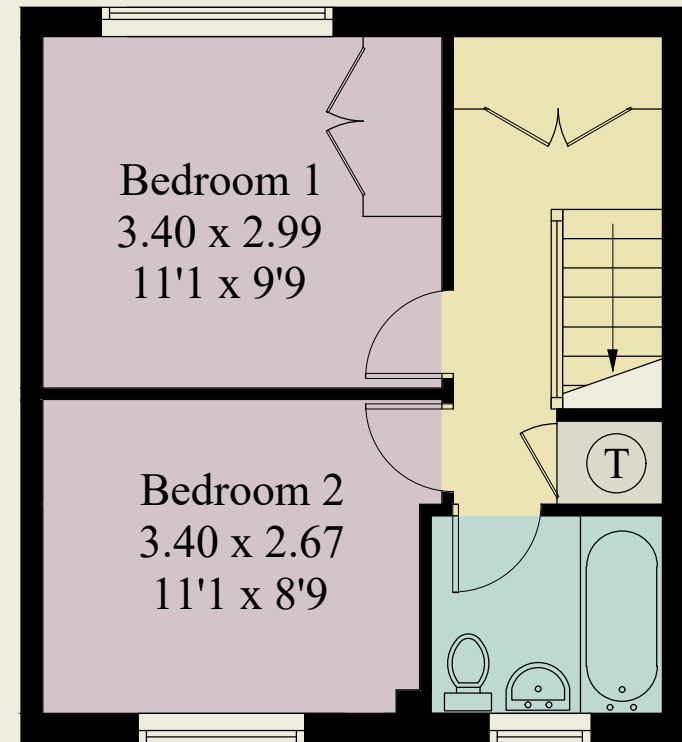


# 46 Bishops Orchard, East Hagbourne, Oxfordshire, OX11 9JS

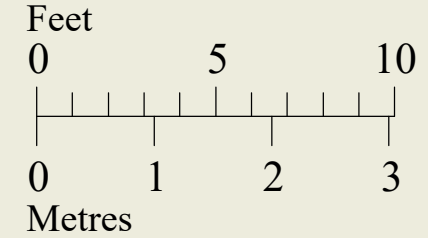
Approximate Gross Internal Area (including Garage) = 90 sq m / 968 sq ft



Ground Floor



First Floor





## GENERAL INFORMATION

**Services:** Mains water, gas and electricity connected to the property.

**Council Tax:** C

**Energy Performance Rating:** TBC

**Postcode:** OX11 9JS

**Local Authority:** South Oxfordshire District Council

Telephone: 01491 823000

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre turn left and proceed down the High Street, across the river bridge and up to the top of Streatley High Street. At the traffic lights turn right on to the Wallingford Road. Before leaving the village bear left on to the A417 Wantage Road. After leaving the village continue for a further 5 miles until reaching the village of Blewbury. Take the first right just before the petrol station, signposted Didcot. Carry on this road into East Hagbourne, Follow the road into the village and past the shop on your left. The entrance into Bishops Orchard will be found along on the left hand side. Follow the road into the close and continue round to the right, then left and right and right again and 46 will be found straight ahead of you at the end of the cul de sac.

## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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