



FREEHOLD GUIDE PRICE

**£435,000**

**87a New Road**

Didcot, OX11 9LB





**A brand new 2 bed Detached Bungalow offering spacious accommodation with a high-quality finish, Gas heating with radiators and underfloor heating to kitchen and bathrooms, fully equipped kitchen, 2 bathrooms and private gardens.**

- Radiators and Underfloor heating
- Well Fitted Kitchen with Integrated Appliances
- UPVC Double Glazing
- High Specification Shower Room and Bathroom

- Impressive, detached bungalow
- 2 Double Bedrooms
- Driveway
- Village location
- Keys held



Well designed and built to a high-quality specification this detached Bungalow is accessed via an ample driveway and offers modern living with the reception hall leading to all rooms.

The triple aspect living/dining room offers entertaining and relaxing space with folding doors opening on to the garden. The kitchen is fitted with contemporary units featuring integrated appliances including an oven induction hob, fridge/freezer, dishwasher, washing machine and quartz worktops.

There is a huge master bedroom with an en-suite bathroom offering a double shower unit as well as a sizable dual aspect guest room and family bathroom.

Outside there is parking with side access to the private garden. Further features include radiators and underfloor gas central heating to kitchen and bathrooms, bin store area and a 10-year warranty.

East Hagbourne is a pretty and peaceful village situated on the edge of the Berkshire Downs, in a sought-after area of South Oxfordshire.

The village comprises of many attractive period houses, churches, a popular village pub/restaurant, a recreation ground and a Primary School that enjoys an outstanding reputation.





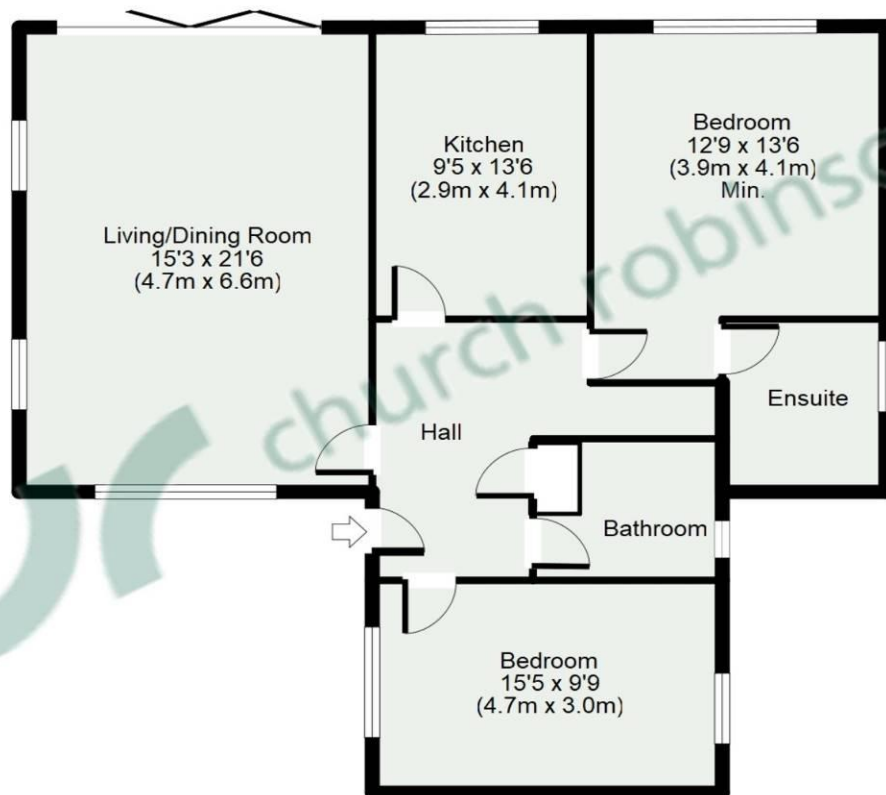
Communications are excellent, with easy access to the M4 junction 12 at Theale and the M40 junction 6 at Lewknor. Didcot Parkway mainline railway station is only two miles away with a regular service to London Paddington in approximately 35/40 minutes, Oxford around 15 mins and Reading around 20 mins.

The A34, which is approximately four miles away, provides easy access to Newbury, Oxford and the M4 motorway.

Opposite the school is Hagbourne village hall used regularly for village events.

In 1996, 1999, 2003 and 2004 East Hagbourne was awarded the title of Best Kept Village in Oxfordshire. In 2009 the village was one of nine UK finalists in the Royal Horticultural Society's Britain in Bloom competition.





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APPROX GROSS INTERNAL FLOOR AREA: 1062 sq. ft/ 98.7 sq. m



The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005, named the Orchard Centre, with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington, approx. 45 minutes.



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