



8 Bishops Orchard  
East Hagbourne, Oxfordshire, OX11 9JS



JAMESGESNER  
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Oxfordshire  
OX11 9JS**

**GUIDE £475,000 FREEHOLD**



A quietly positioned and rarely available three-bedroom detached residence, forming part of this highly regarded and established development on the edge of East Hagbourne. Constructed in 1995.

The accommodation comprises a welcoming entrance hallway with cloakroom, a well-proportioned lounge featuring a bay window, and a separate dining room with French doors opening onto the rear garden. The kitchen overlooks the garden and offers scope for modernisation.

To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property benefits from a driveway leading to a single garage measuring approximately 20 feet in length. Gated side access leads to the rear garden, which isn't immediately overlooked and well stocked with a variety of flowers and shrubs, complemented by areas of lawn and a patio ideal for outdoor entertaining.

The property is offered to the market with the advantage of vacant possession, and early viewing is strongly recommended.

Bishops Orchard is an attractive, low-density development of approximately 50 individually styled homes, set just off New Road and enjoying a peaceful, semi-edge-of-village setting.



A network of traffic-free footpaths provides convenient access to the village primary school and local amenities. East Hagbourne itself is a charming and historic village, located just two miles from Didcot, and offers a strong sense of community alongside everyday conveniences including a traditional pub, community shop with post office, garage, and well-regarded primary school.

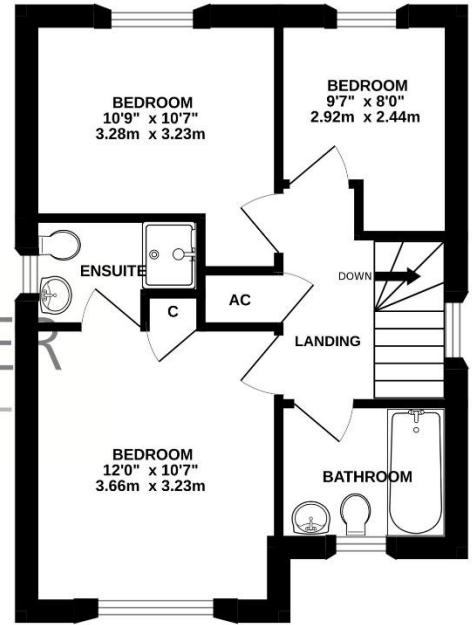
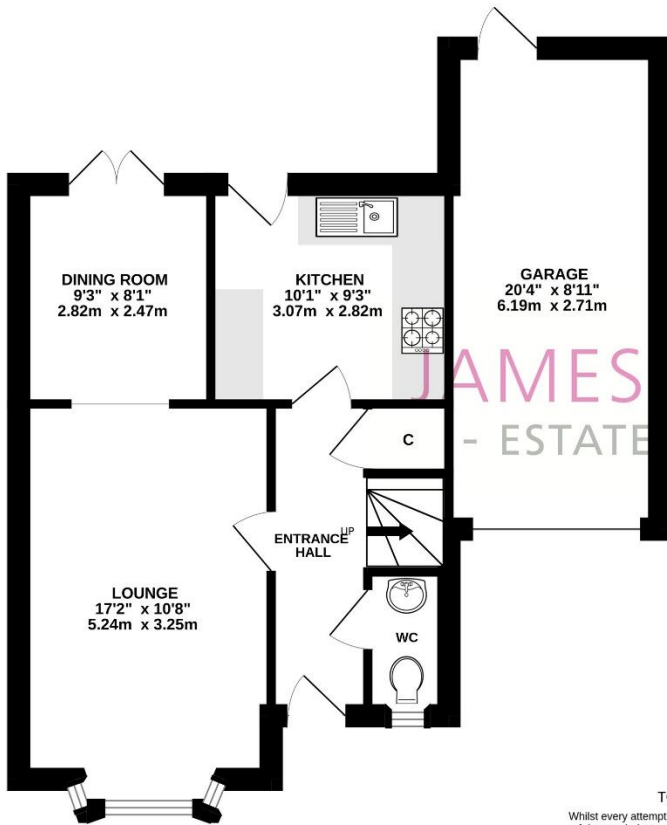
Didcot provides a more comprehensive range of leisure and shopping facilities, including The Orchard Centre, a modern retail and entertainment complex featuring a multiplex cinema, the Cornerstone arts centre, and a variety of cafés and restaurants.

The town also benefits from excellent transport connections, with swift access to the A34 linking to both the M40 and M4, and a mainline rail service from Didcot Parkway to London Paddington in approximately 40 minutes.



GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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