



3 Manor Close
West Hagbourne, Oxfordshire, OX11 0NQ



JAMESGESNER
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**3 Manor Close
West Hagbourne
Oxfordshire
OX11 0NQ**

GUIDE £525,000 FREEHOLD

Nestled in the charming village of West Hagbourne, this delightful three-bedroom, semi-detached home offers a perfect blend of traditional character, beautiful gardens and ample parking. Perfect for those looking for a countryside location.

Upon arriving, you are welcomed by a beautiful country cottage garden with picket fencing and ample parking for up to three to four vehicles, a rare and valuable feature in village setting.



The exterior of the property is well-maintained, with double-glazed windows that not only enhance the aesthetic appeal but also provide excellent insulation throughout the year. The oil central heating system ensures warmth and efficiency, making the home cosy during the colder months.

Step inside to discover a welcoming hall which leads onto a charming sitting room with a feature fireplace, a bay window to the front of the room and the rear offering ample natural light creating a warm and airy atmosphere perfect for relaxing or entertaining guests. The neutral décor provides a blank canvas for your personal touches, while the layout allows for flexible furniture arrangements to suit your lifestyle.

The kitchen, conveniently located adjacent to the reception room, is quaint and offers ample storage and work surfaces, ideal for preparing family meals or hosting dinner parties. Off the kitchen you will find a useful utility room and a separate WC. Off the kitchen is a charming dining room with wooden flooring and a feature fireplace again with a bay window overlooking the front garden.

Upstairs, the property boasts three well-proportioned bedrooms. Two rooms benefit from good natural light and ample storage with built in wardrobes and the third bedroom is perfect as a guest room or a home office. The light and airy landing offers views across the garden and a useful storage cupboard whilst the bathroom offers a delightful three-piece suite.



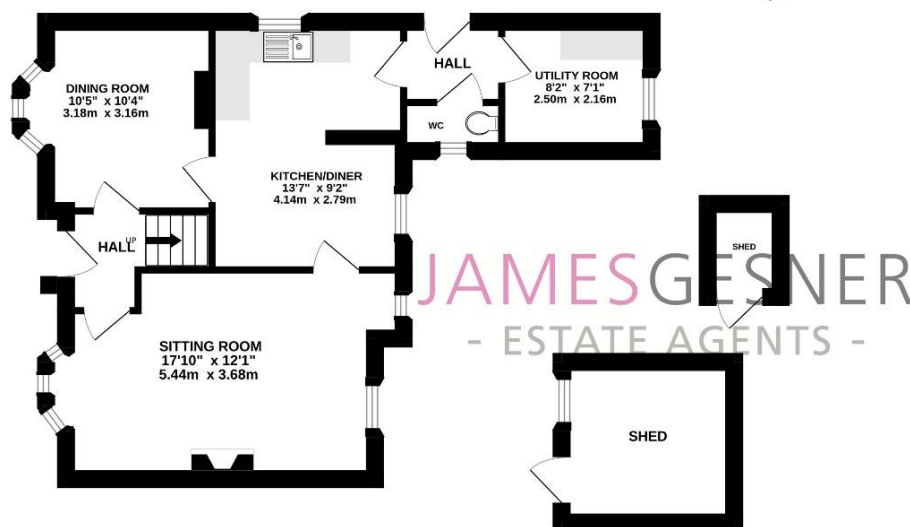
The garden itself is a true highlight of this property, offering a private and tranquil outdoor space. It is laid to lawn with mature shrubs and flower beds, providing a lovely setting for gardening enthusiasts or a safe play area for children.

The patio area offers an ample amount of space for alfresco dining, a quiet read, or simply soak up the sunshine, this garden caters to all. You will also find a tranquil area in one corner of the garden, a perfect retreat to escape a busy day and enjoy listening to the birds.

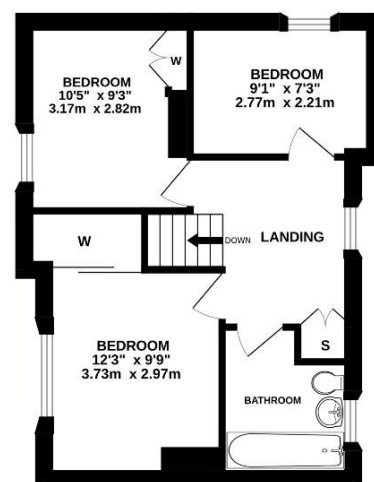
West Hagbourne itself is a quintessential English village, offering a peaceful rural lifestyle while being conveniently close to larger towns and cities. The village is surrounded by beautiful countryside, perfect for walking, cycling, and exploring the natural beauty of Oxfordshire. Local amenities are within easy reach, including charming pubs, village shops, and community facilities that foster a strong sense of neighbourliness.

This home is ideally located for access to Didcot's excellent amenities, including schools, shops, and transport links. The town benefits from a mainline railway station with direct services to London Paddington, making it an excellent choice for commuters. Additionally, the nearby A34 and M40 provide easy road connections to Oxford, Reading, and beyond.

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

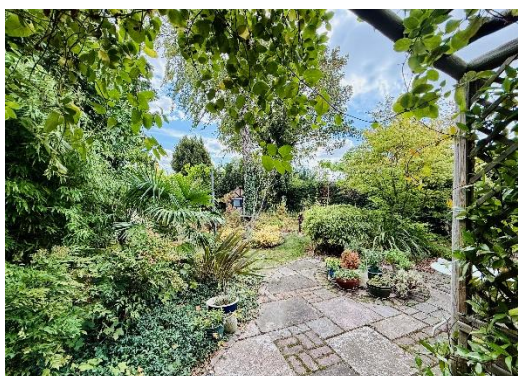
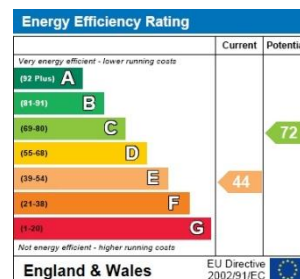


1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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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