

STABLE COTTAGE, LOWER CROSS FARM, BLEWBURY ROAD,
EAST HAGBOURNE, DIDCOT, DIDCOT, OXFORDSHIRE, OX11



- Countryside Location
- Detached Two Bedroom Barn Conversion
- Exposed Beams Throughout
- Utilities and council tax included
- Ample Parking
- EPC Rating C

£2,000 per month + permitted payments *

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



PROPERTY DESCRIPTION

A two bedroom barn conversion nestled at the end of a private no through road. This oak framed barn conversion has exposed beams throughout and benefits from ample parking space. *All services included within the monthly rent.* EPC Rating C. Unfurnished or part furnished. Available immediately.

LOCAL INFORMATION

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.

ACCOMMODATION

Front door leads into the main reception dual aspect sitting room. The ground floor also comprises of a dining room and kitchen with white goods included. Exposed beams and character features throughout. The first floor includes two bedrooms and a bathroom with bath and shower.



OUTSIDE SPACE

Ample parking at the front of the property, to the rear there is a patio area with small garden laid to lawn.

LOCAL AUTHORITY and SERVICES

South Oxfordshire district council. All mains services. Utilities and council tax included in the rent.

IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

DISCLAIMER

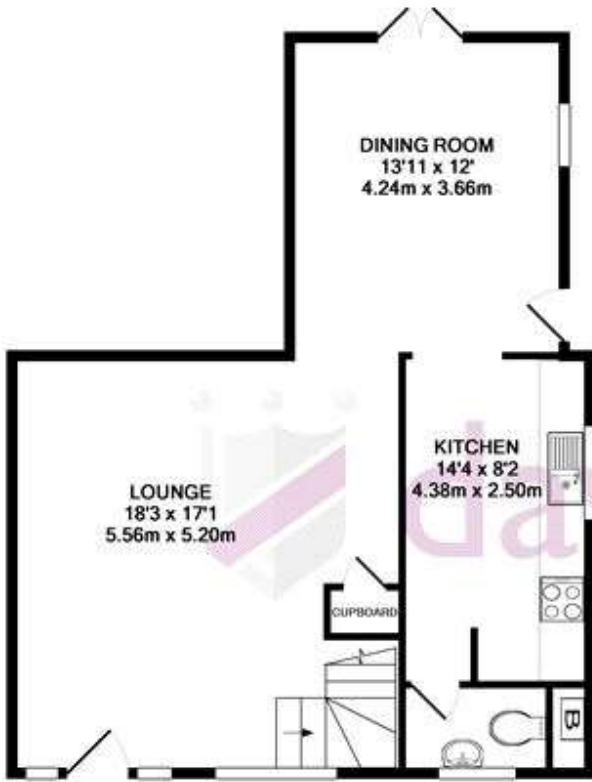
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com



REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.





GROUND FLOOR
APPROX. FLOOR
AREA 628 SQ. FT.
(58.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 464 SQ. FT.
(43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1092 SQ.FT. (101.4 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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