



## Oast House Manor Farm Lane, East Hagbourne, Oxon, OX11 9ND

£2,500 PCM - 8th November 2025

- 3 BATHROOMS
- 1610 SQ FOOTAGE
- PART FURNISHED
- 4 BEDROOMS
- HOUSE
- 3 RECEPTIONS
- YES GARDEN



# Oast House Manor Farm Lane, East Hagbourne OX11 9ND

A beautifully presented 4-5 bedroom Grade II Listed Heritage cottage, originally used for drying hops. Located close to open countryside but within easy reach of Didcot. Oak beamed living room and dining room - both with door to private garden and patio. Kitchen with appliances. Utility with shower and WC. Study/single bedroom. On the first floor are 3 double bedrooms, 2 with wash basins and the other with a useful mezzanine level, perfect for sitting/reading. Master double bedroom with en-suite shower room. Family bathroom. Parking for two cars. Gas central heating. Quiet location but within easy reach of Milton & Harwell business centres. EPC Rating C Council Tax Band G

The Ofcom Broadband Checker states there is:

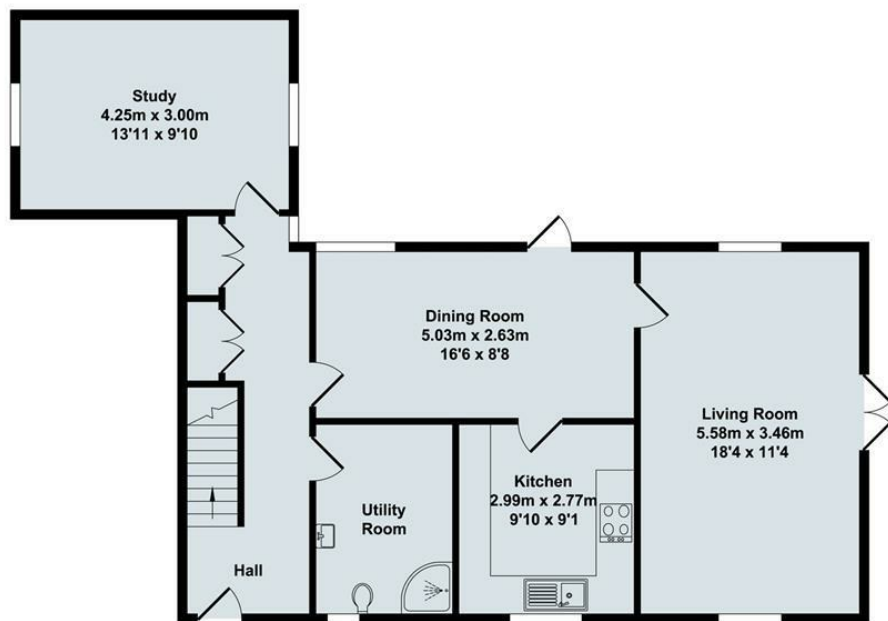
Ultrafast broadband has download speeds of greater than 300Mbps.

When an application is agreed a holding deposit will be required of a maximum of one weeks rent

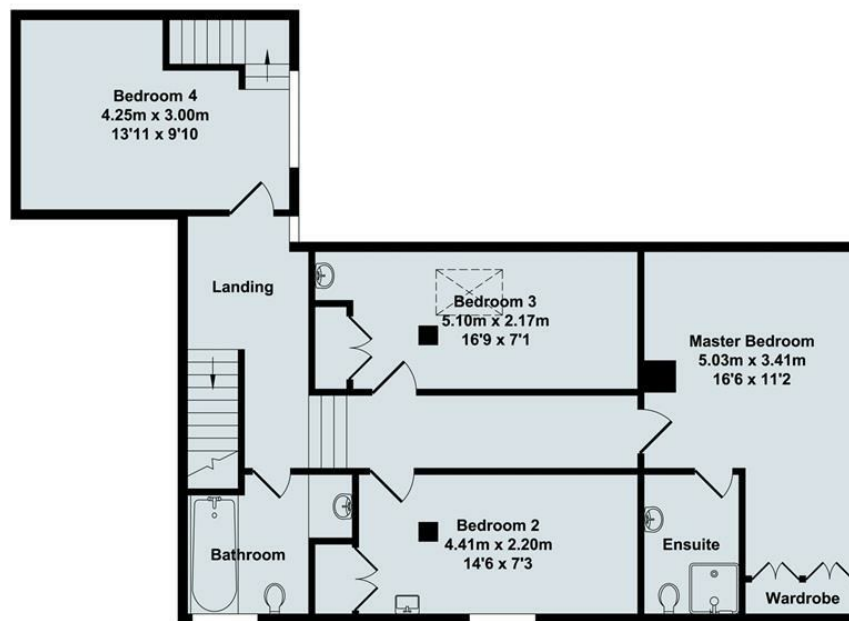


Council Tax Band: G

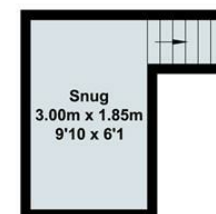




Ground Floor  
Approx. Floor  
Area 71.70 Sq.M.  
(772 Sq.Ft.)



First Floor  
Approx. Floor  
Area 71.40 Sq.M.  
(769 Sq.Ft.)



Second Floor  
Approx. Floor  
Area 6.50 Sq.M.  
(70 Sq.Ft.)

**Total Approx. Floor Area 149.60 Sq.M. (1610 Sq.Ft.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.




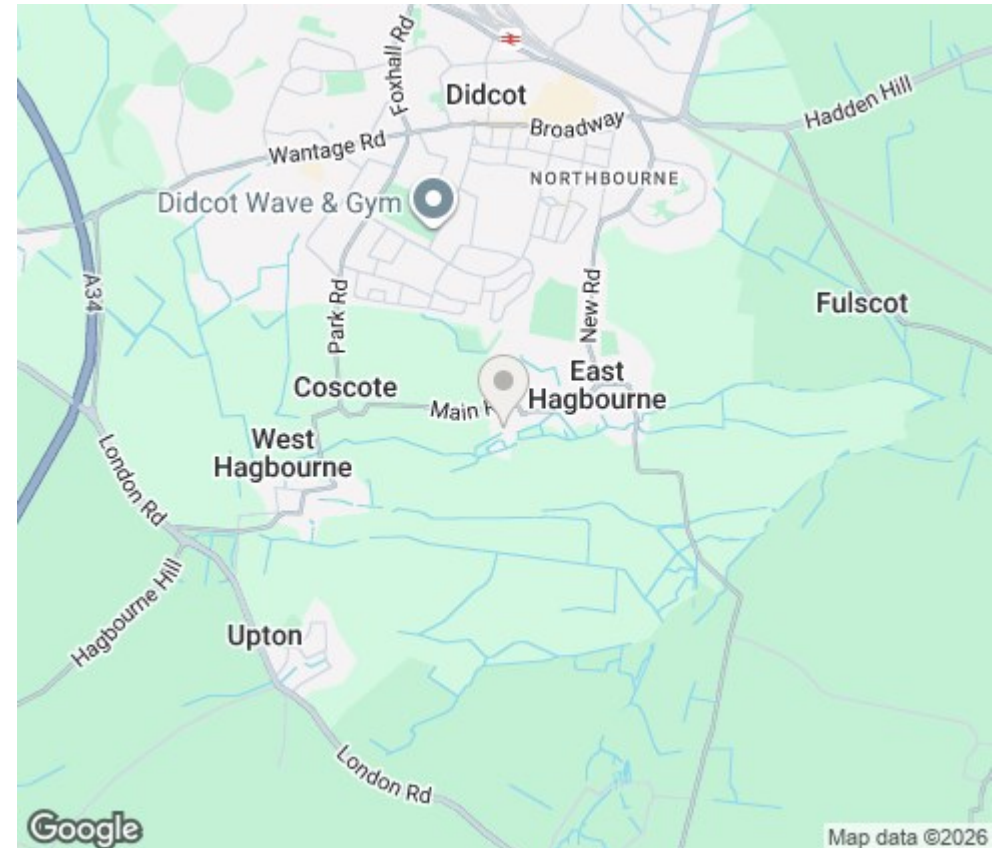






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Directions

### Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

### Council Tax Band

G