

# The Lodge



Lower Cross Farm, Blewbury Road  
East Hagbourne, OX11 9LF

51° 35' 30" N , 001° 14' 04" W  
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THE  
COUNTRY  
HOUSE  
DEPT.



## ABOUT THIS HOUSE



**T**he Lodge is an exceptional newly built residence by renowned developers, Intelligent Design Homes Ltd. This striking neo-Georgian home has been crafted to the highest standards, seamlessly blending classical proportions with contemporary living. Set within a discreet 1.2-acre plot at the end of a private lane, it offers rare seclusion within easy reach of Oxford and London. Built with hand-finished brick and flint, the house features 2.7m ceilings, bespoke hardwood sash windows, and a spectacular Smallbone of Devizes kitchen, paired with a handcrafted utility/boot room by Parlour Farm. Extending to nearly 4,500 sq ft, the accommodation includes five double bedrooms (three en suite), elegant reception rooms, and a detached double garage with studio and WC.



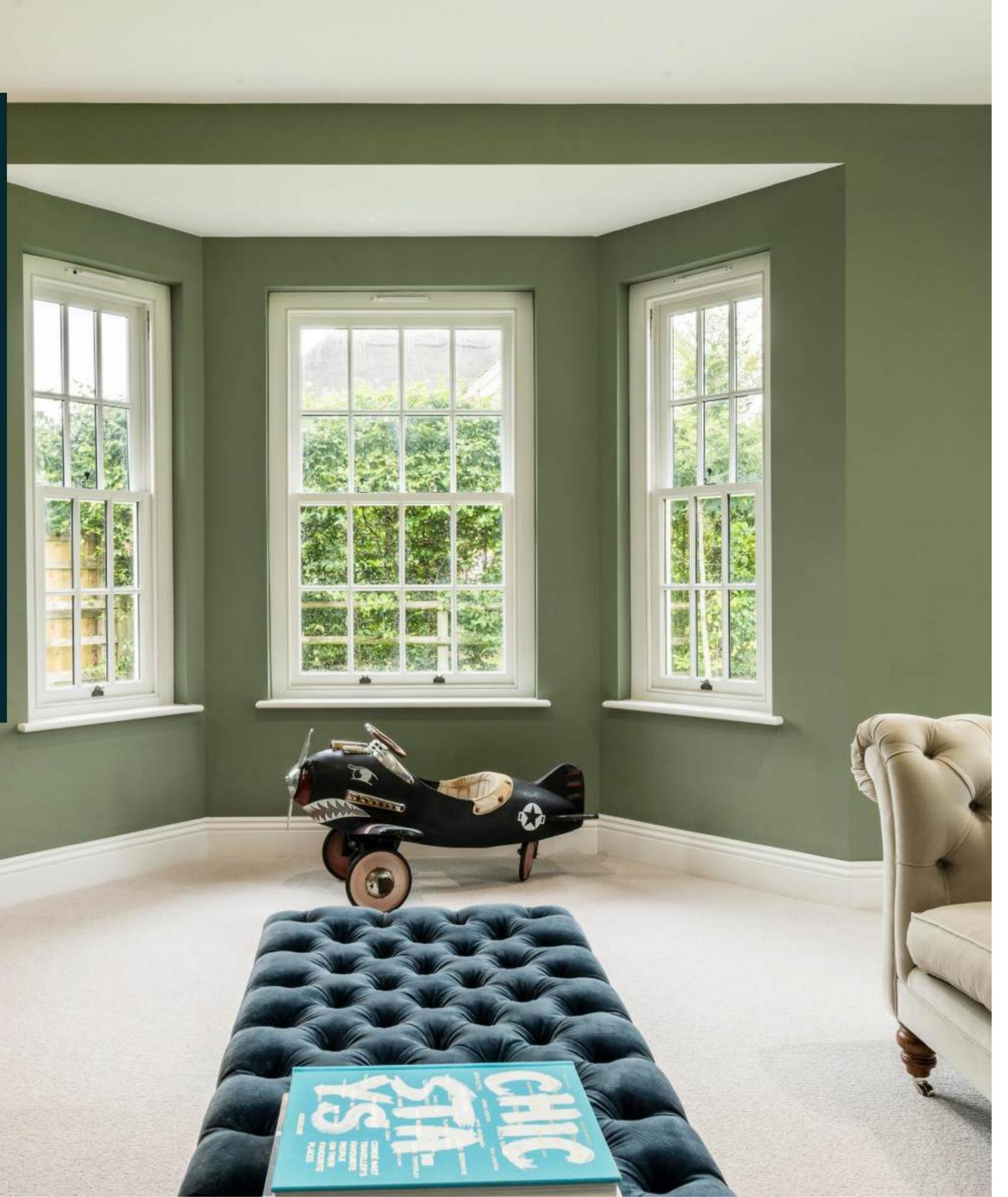








## THE FINER DETAILS



- 5 Bedrooms
- 3 Reception rooms
- 4 Bath/Shower rooms
- 2 Car ports
- Approximately 1.2 acres



## THE FINER DETAILS



### SERVICES

Mains water and electricity  
Air source heat pump  
Private drainage

### LISTING/EPC

Band B

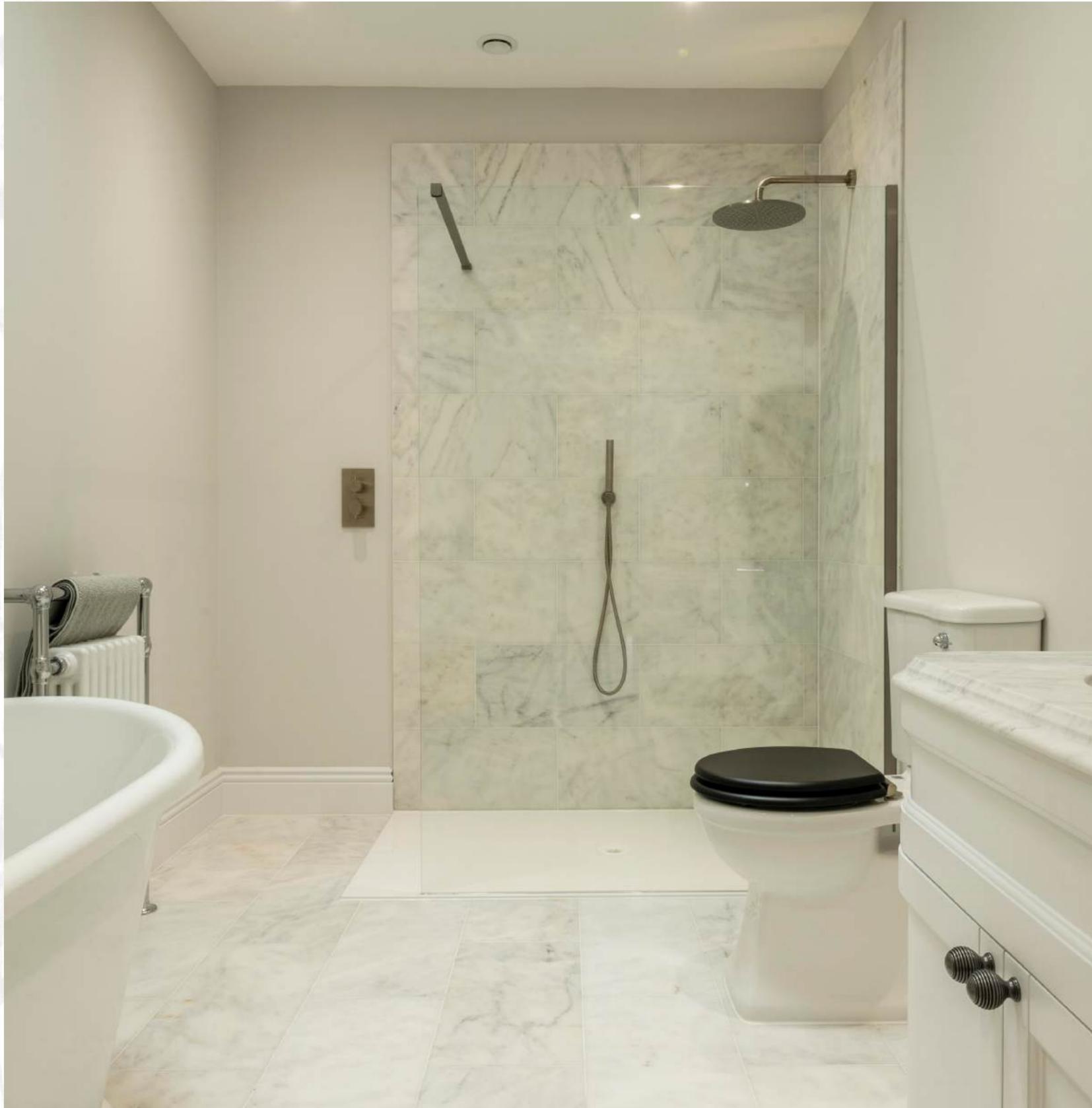
### COUNCIL TAX

TBC

### LOCAL AUTHORITY

South Oxfordshire District Council







## ABOUT THIS AREA

**E**ast Hagbourne is a charming Oxfordshire village nestled just over a mile south of Didcot and some 13 miles from Oxford. Set on the edge of the Berkshire Downs, the village is centred around the Grade I-listed 12th-century St Andrew's Church and fosters a warm, community-oriented spirit.

For families, the excellent Hagbourne Church of England Primary School serves local children alongside nearby options in Didcot such as Northbourne, Willowcroft, and All Saints primary.

Secondary education is well catered for by Didcot's St Birinus School and Didcot Girls' School, while outstanding independent schools in the wider area include The Oratory, Moulsoford Prep, Magdalen College School, Abingdon School, Radley College, St Helen and St Katharine, and Downe House.

Communications are excellent, with easy access to the M4 junction 12 and the M40 junction 6. Didcot Parkway mainline railway station is approximately two miles away with a regular service to London Paddington. The A34, which is approximately four miles away, provides easy access to Newbury, Oxford and the M4 motorway.

### TOWNS & TRAIN STATIONS

Oxford 13.9 miles  
Wantage 9.7 miles  
Newbury 16.6 miles  
Didcot Parkway station 1.8 miles  
London Paddington from 37 minutes

### LOCAL

The Eyston Arms, East Hendred  
The Red Lion, Blewbury  
Olivier at The Chequers, Aston Tirrold

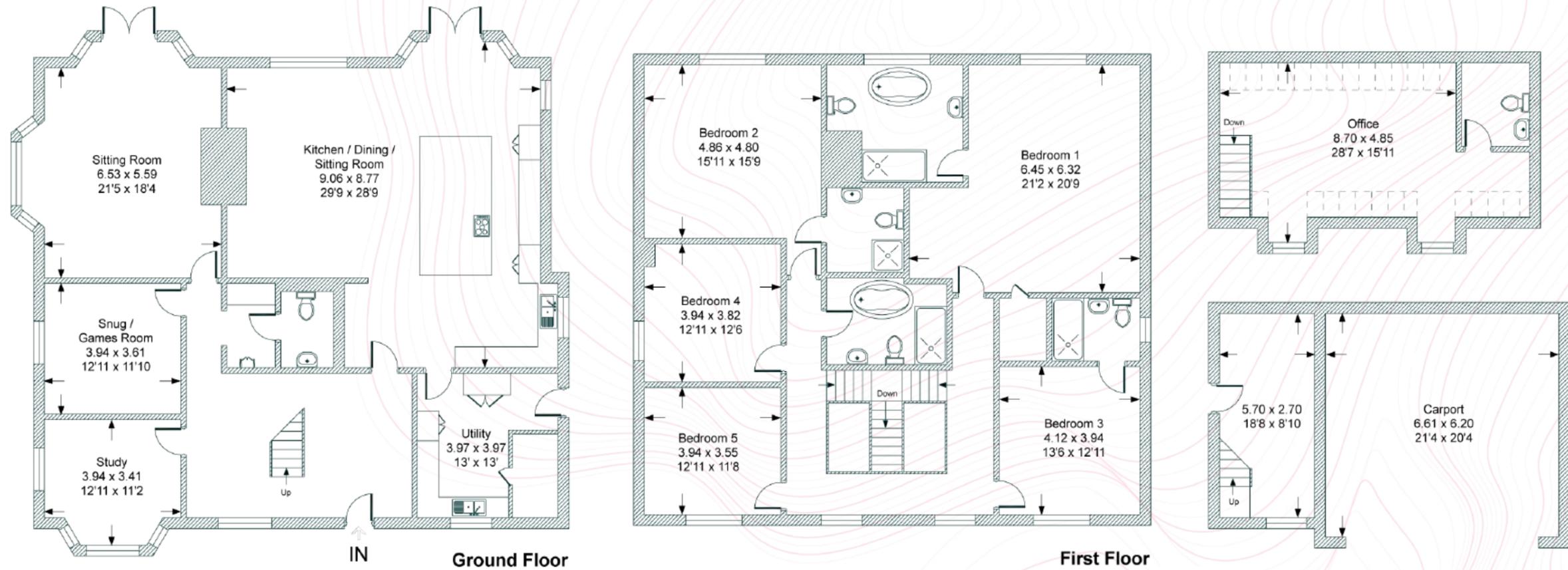








# FLOORPLAN



**Total - 401.4 sq m / 4,322 sq ft**  
**House - 356.6 sq m / 3,839 sq ft | Outbuildings - 44.8 sq m / 483 sq ft**

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## AREA GUIDE

# Oxfordshire

**F**rom the Riverside glamour of Henley in the South to Banbury's glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country's finest restaurants and retreats, including Raymond Blanc's two Michelin starred Le Manoir aux Quat'Saisons and the renowned Soho Farmhouse. Lovers of the outdoors are spoilt for choice with the walks along the Thames Path which winds its way through the heart of the county and also the The Ridgeway, an iconic national trail

### WALKING

#### Wittenham Clumps

Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths.

### EATING OUT

#### Le Manoir aux Quat'Saisons

Described as "a twist of imaginative genius", Raymond Blanc's vision for Le Manoir aux Quat'Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

### EVENT

#### Henley Royal Regatta

A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July.

### DAY OUT

#### Blenheim Palace

A monumental country palace in Woodstock. The palace, one of England's largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.





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