



Town Pond Lane, Southmoor, OX13 5HS

Guide Price £1,100,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An all embracing 4 double bedroom, 4 reception room detached family residence of genuine distinction and considerable quality. Occupying a corner position with predominantly walled landscaped gardens with far-reaching westerly views to the front over tree fringed countryside; in an extremely pleasant and well located semi-rural environment, which is by no means isolated, and providing a compelling range of impressive attributes. This utterly bespoke home provides traditional, practical and lifestyle elements, complimented by thoughtfully arranged, generously proportioned, light and airy accommodation throughout, with many double and triple aspect rooms taking utmost advantage of its lovely setting.

Upon entering, the welcoming hall conveys an immediate impression of quality and well-being, with engineered oak flooring (replicated through much of the ground floor), light oak staircase and light Oak interior doors (replicated throughout the interior) providing a hint to the quality of features that exist throughout the house. Worthy of note being the excellent electrical specification, walk in wine/general storage cupboard, utility room combining boot room, fabulous master bedroom with walk in dressing room and superior quality en-suite with shower, vanity wash basin, W.C and Bidet, equally well-appointed guest bedroom en-suite, family bathroom and ground floor cloakroom. Family orientated kitchen/dining room with comprehensive range of Bosch integrated appliances and double garage with electric roll over doors and an easily accessible integrated garden store/small workshop. Upvc soffits and barge boards for easy maintenance.



There are four separate reception rooms, affording a high degree of versatility, with the family room providing more than adequate space to be considered a 5th bedroom if required.



## Key Features

- Circa 3063 sq ft accommodation
- Gas central heating (radiators)
- High quality square paned double glazed windows
- Burglar Alarm
- Council Tax Band: F
- EPC Rating:C





## The Location

Pleasantly and conveniently situated on the southern outskirts of Southmoor, which having merged with Kingston Baquize offers a wealth of amenities catering more than adequately for its immediate and surrounding community.

Town Pond Lane is a highly regarded no through road comprising primarily individual one-of-a-kind homes of similar stature; many with period origins.

There is excellent access to Oxford City (11 miles), Witney (10 miles) and Abingdon-on-Thames (8 miles), an historic market town providing comprehensive shopping and recreational amenities, in addition to providing an excellent range of public and state schools, catering for all ages.

Just beyond Abingdon, Didcot parkway (15 miles) provides a regular mainline connection to London Paddington, in as little as 36 minutes. Golfers (treat yourselves); Frilford Heath Golf Club provides three 18-hole Championship quality courses, and is within just 4 miles.



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Approximate Gross Internal Area 3063 sq ft – 284 sq m  
Ground Floor Area 1875 sq ft – 174 sq m  
First Floor Area 1188 sq ft – 110 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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