



5 Park Farm Place
Northmoor, Oxfordshire OX29 5BF

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A spacious and appealing 3 bedroom property, situated on this small and exclusive development on the edge of Northmoor village, and built in 2019 by local developers Keble Homes. Designed with a modern contemporary finish, and set in large and attractive gardens this stunning home backs onto farmland; offering significant privacy across its landscaped seating and lawn areas. The accommodation has light and airy rooms on both floors, including a large entrance hall, cloakroom, double aspect living room with wood burner, opening onto the patio and rear garden. The large and stylish kitchen/dining room has integrated appliances, and a family space opening to the gardens, and with the added benefit of a useful utility room. Upstairs are 3 double bedrooms including a main bedroom suite; with dressing area and ensuite shower room, plus 2 further bedrooms and a family bathroom. There is a modern and efficient air source system providing the heating, which is underfloor to the ground floor (radiators to the first), and double glazed windows with a dark grey finish throughout. The double width garage has an electric roller door and solar panels fitted to the front and rear of the roof; generating energy and adding to the overall efficiency of the property, and the benefit of gravel driveway parking for at least 4 vehicles. The gardens are well stocked with many plants, shrubs and young trees and include a bespoke outdoor garden room/office with double glazed doors; offering many uses including a home office or somewhere to relax and enjoy the outside space. Current (2024) annual service charge £1200.

Directions

Leave Witney taking the A415 towards Abingdon. Drive through the traffic lights, and continue along towards Standlake. Pass through the village of Standlake staying on the A415 and follow the road to the left at the sharp bend. Proceed out of the village and turn left signposted Northmoor. Continue along, following the road to the right. At the left hand bend turn right towards Northmoor, then turn right into Park Farm Place. The property can then be found on the left hand side.

16G24





GROUND FLOOR

Large Entrance Hall

Cloakroom

Living Room

Kitchen/Dining/Garden Room

Utility Room

FIRST FLOOR

Large Landing

3 Double Bedrooms

Dressing Area To Main Bedroom

Ensuite To Main Bedroom

Family Bathroom

OUTSIDE

Large Well Stocked Private Gardens

Backing Onto Farmland

Outbuilding - could be used as home office or relaxation room

Double Garage (with electric door) & Solar Panels

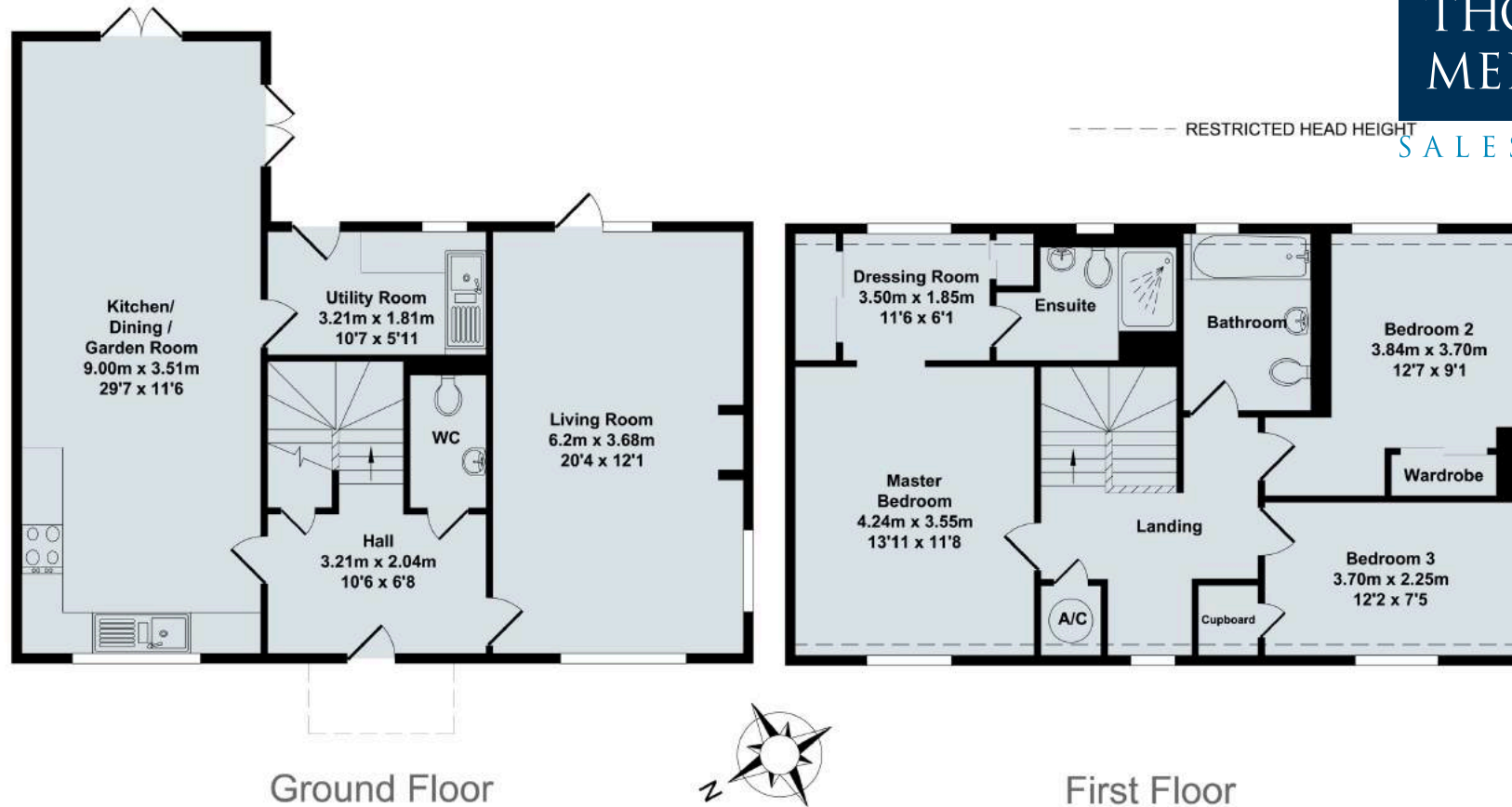
Driveway Parking For Approx. 4 Vehicles

Annual Service Charge - current (2024) £1200

Private Drainage System

Price £775,000 Freehold
WODC Tax Band E/ EPC Rating: 79/C





Ground Floor



First Floor

5 Park Farm Place, Northmoor

Total Approx. Floor Area 142.73 Sq.M. (1536 Sq.Ft.)

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

Contact:

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