



9 Park Farm Place
Northmoor, Oxfordshire OX29 5BF

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Built in 2017 by Keble Homes and favourably situated on this superb semi-rural development in a beautiful tree-lined setting, a 4 bedroom substantial family home with very large appealing gardens. This imposing detached house which is built in a 'Barn' style boasts generous size 'light and airy' accommodation which flows beautifully in a largely open plan layout including a particularly impressive kitchen/dining/family room which is extremely spacious and has 'Siemens' appliances fitted. Two sets of bi-fold doors afford access to the rear garden from the family room and the living room (which includes a wood burner). A useful study is found just off the dining area and enjoys views of the rear garden. In addition to the family bathroom the two principal bedrooms have ensuite bath/shower rooms and there are the further advantages of a downstairs cloakroom, utility room and a large pantry. The master bedroom and adjoining dressing room have high quality fitted 'Strachan' wardrobes. Central heating is by 'state of the art' air source heat pump (underfloor heating on the ground floor) and the house enjoys high quality double glazing and Duravit bathroom fittings. There is an attached double garage with remote opening 'shutter style' door and a large parking area which can accommodate many vehicles. EPC Rating: 77/C. Mains water & Electricity. Private drainage. No mains gas in the area. 'Gigaclear' is available. Mobile & data: O2 , Vodafone- 'Likely'. Current Estate Charge £1350 pa.

Directions

Leave Witney via Ducklington Lane (A415) and take the fourth exit off the roundabout towards Standlake. Continue for approximately 5 miles. Upon reaching Standlake continue through the left hand bend and along Abingdon Road. Just after leaving the village turn left signposted Northmoor. At the junction turn right, then at the left bend proceed straight over (give way) and turn immediately right into Park Farm Place. Number 9 is on the left hand side.

Distances

Witney, Market Square c. 7.4 miles / Oxford c. 13.6 miles / Abingdon c. 9.8 miles / Oxford, Parkway Train Station c. 11 miles (with services to Marylebone)

06F25





GROUND FLOOR

- Entrance Hall
- Cloakroom
- Coats Cupboard
- Living Room (with bi-fold doors & wood burner)
- Kitchen/Family Room (with bi-fold doors)
- Pantry
- Dining Area
- Study
- Utility Room

FIRST FLOOR

- 4 Bedrooms
- Dressing Room (off master bedroom)
- 2 Ensuite Bath/Shower Rooms
- Family Bathroom

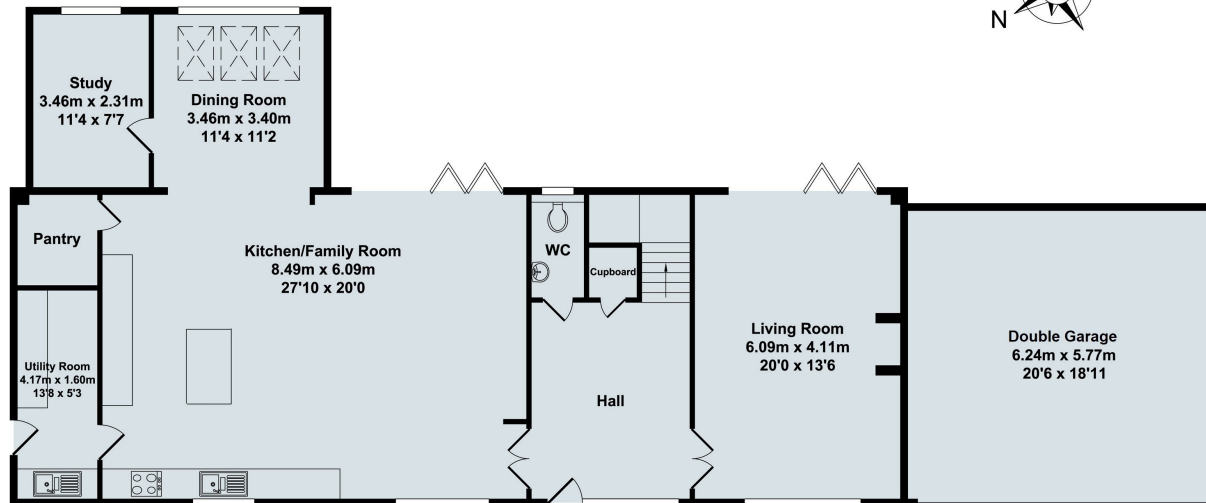
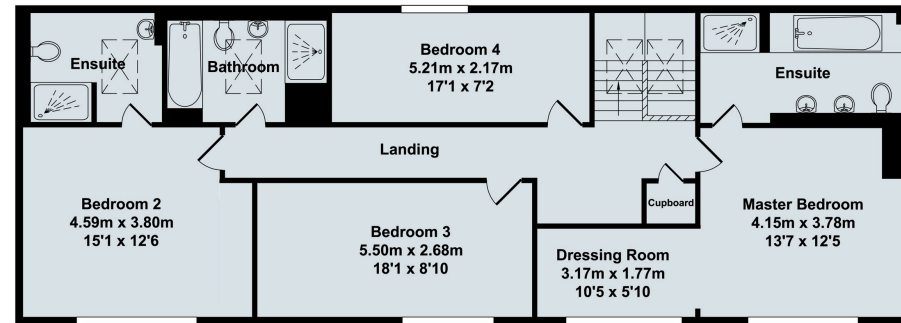
- Heating Via Air Source Heat Pump (underfloor heating to ground floor)
- Double Glazing

OUTSIDE

- Double Garage (with remote revolver shutter door)
- Parking For Several Vehicles
- Large Impressive Gardens
- Select Semi-Rural Development
- Awnings Over Patio
- Pedestrian Side Access

Price £1,150,000 Freehold
WODC Band G - EPC Rating: 77/C





9 Park Farm Place, Northmoor
Total Approx. Floor Area (Including Double Garage) 274.69 Sq.M. (2957 Sq.Ft.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

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