



Bear Lane, North Moreton, OX11 9AS

£1,350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

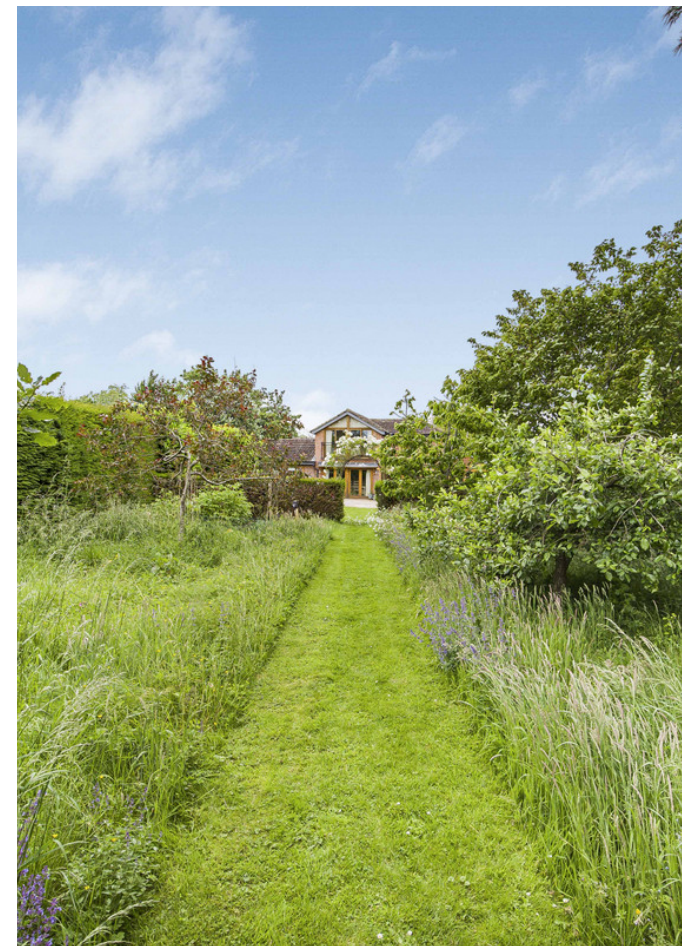
A striking individual village house thoughtfully extended and reconfigured to create a stylish and flexible family home together with a detached Annex all set in gardens and grounds of half an acre.

Willowburn originally dates from the 1960s and has been significantly extended and developed by the present owners to offer light and spacious accommodation including an open plan kitchen, living and dining space, a snug style sitting room with woodburning stove and an impressive first floor suite of bedroom en-suite and dressing room. The remaining ground floor accommodation includes a guest bedroom suite and shower, additional bedroom and study/bedroom. The separate detached Annex includes an open plan living/bedroom space with kitchen area and an en-suite shower room.

The property is beautifully presented with oak framed double glazed windows, a country style shaker kitchen with timber work surfaces and slate tiled floor, an impressive vaulted entrance hall and oak strip flooring throughout much of the ground floor.

The gardens are a particular feature with an impressive large terrace to the rear of the house giving way to extensive lawns and stocked borders.





Key Features

- Striking individual detached house
- Four bedrooms
- Three bath/shower rooms
- Gardens and grounds of half an acre
- Detached Annex
- Council Tax Band: F
- EPC Rating: C



The Location

Willowburn enjoys a quiet and secluded location at the end of the lane opposite the village cricket ground. North Moreton is a quintessential English village with a host of traditional black and white period cottages interspersed with more contemporary individual houses there is an impressive mediaeval church and a thriving pub The Bear which stands alongside the village cricket ground. North Moreton lies between Didcot and Wallingford with excellent shopping facilities and a mainline rail connection at Didcot Parkway (Paddington in under 45mins) and a range of independent shops and restaurants. The historic Thameside town of Wallingford. Both approximately 4 miles from the village.

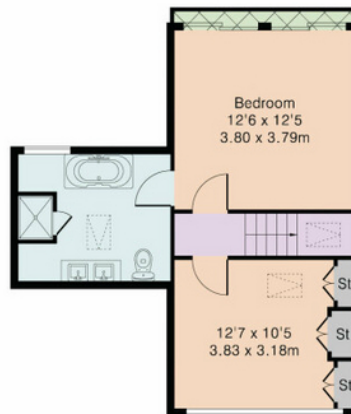
Some material information to note: Gas fired central heating. Mains water, mains electrics, septic tank drainage. Ofcom checker indicates standard to superfast broadband is available at this postcode; with the possible exception of ultrafast. Ofcom checker indicates coverage on all main providers. The government portal generally highlights this as a low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



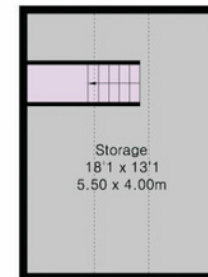
Approximate Gross Internal Area 2888 sq ft – 269 sq m
 Ground Floor Area 1914 sq ft – 178 sq m
 First Floor Area 426 sq ft – 40 sq m
 Annex Ground Floor Area 311 sq ft – 29 sq m
 Annex First Floor Area 237 sq ft – 22 sq m



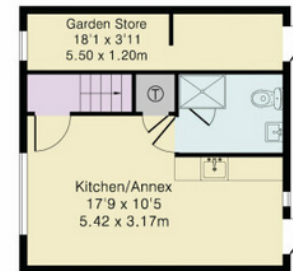
Ground Floor



First Floor



Annex First Floor



Annex Ground Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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