



High Street, South Moreton, OX11 9AD

£849,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Sitting in beautifully stocked gardens of circa 0.27 acres is this 'picture postcard' four bedroom, three reception room detached country cottage with double garage located in the highly regarded village of South Moreton.

The property sits in exceptionally idyllic gardens which offer a particularly private aspect and encompass a pond, large patio, and a productive orchard area. The property comprises dining room with fireplace, 24ft lounge-diner, kitchen-breakfast room with integrated appliances, cloakroom, and utility room with integral access to the double garage which has light & power. On the first floor there is a family bathroom and four generous bedrooms including a particularly impressive master bedroom with en-suite shower room and French doors to the garden. To the front of the property there is driveway parking.

For the garden and period features to be fully appreciated; the property must be viewed.

Some material information to note: Thatched roof. Grade II listed property. Conservation area. Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to superfast broadband is available at this postcode; with the possible exception of ultrafast. Ofcom checker indicates there could be some restricted mobile and data reception with certain providers. The government portal generally highlights this as a very low risk/unlikely area for surface and groundwater flooding. We are not aware of any covenants or easements which would affect the saleability of the property.





Key Features

- Beautifully established and private plot of approximately a quarter of an acre
- Four bedroom detached country cottage
- Driveway and Garage
- Highly sought after village of South Moreton
- Wealth of character and period features
- Impressive master suite with French doors to garden
- Three reception rooms



The Location

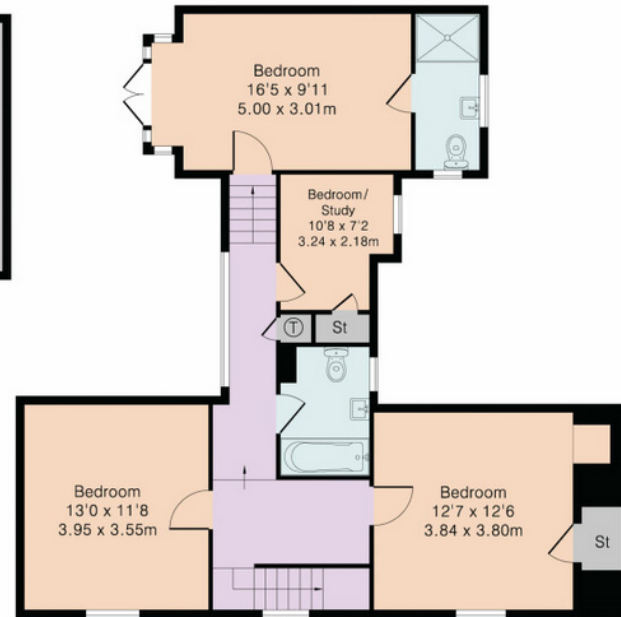
South Moreton is an attractive rural South Oxfordshire village with local pub close by, a primary school, and superb country walks. The property is ideally situated within easy reach of both Wallingford and Didcot centres including the main line commuter service from Didcot to London Paddington in approximately 40 minutes. The local area is renowned for its open countryside which has excellent walking and riding also the nearby attractions of the River Thames. Wallingford has a full range of daily amenities and services including a large Waitrose doctors and dentist surgery and several good local restaurants. There is also an excellent choice of schools nearby; including Abingdon Schools St Helen and St Katharine's, Our Lady's Convent, Radley College, Pangbourne College, Moulsoford Preparatory School, The Manor Preparatory School, Abingdon Preparatory School, along with Cothill, Chandlings, the European School at Culham, Headington St Edwards, and Oxford High.



Approximate Gross Internal Area 1814 sq ft – 168 sq m
Ground Floor Area 995 sq ft – 92 sq m
First Floor Area 819 sq ft – 76 sq m



Ground Floor



First Floor

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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.

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