



Land to the rear of Walnut Tree Cottage High Street, South Moreton,
OX11 9AG

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A rare opportunity to purchase a village building plot tucked away in a delightful setting, adjacent to South Moreton Conservation Area behind traditional thatched cottages and other period homes. Planning Consent P18/S0048/FUL was awarded by South Oxfordshire District Council on 17th August 2018 and has since been implemented. The imaginative, contemporary barn style home, as designed by D P Architects of Watlington will be set in a south facing garden, with long driveway, leading to South Moreton High Street. This exciting opportunity offers all the scope for building a modern family home, including a feature gallery overlooking the open plan dining area kitchen and sitting room. There will be 3 bedrooms (1 on the ground floor which could also serve as a home office) plus study and utility room.

The proposed floor area extends to approximately 1600sqft (148.7sqm) but would increase to approximately 1800Sqft if a further room was created to the void. The new house will be approached by a long driveway from South Moreton High Street which opens up to the plot at the northern end of the site. The site measures approximately 21.5m x 19.2m. The driveway measures 28mx5m. Overall the site extends to 0.14 acre.



South Moreton is a pretty village between Wallingford and Didcot. The High Street is lined with a varied & mix of detached character houses from thatched timber frame cottages to more contemporary individual homes. There is a thriving Primary School, large Recreation Ground and Community owned Pub; The Crown, all within a 3-4 minutes walk. St John Parish Church and South Moreton gym are also very close while the village is surrounded by beautiful open countryside, offering numerous rural walks and many lovely views over the Chiltern Hills and Berkshire Downs.

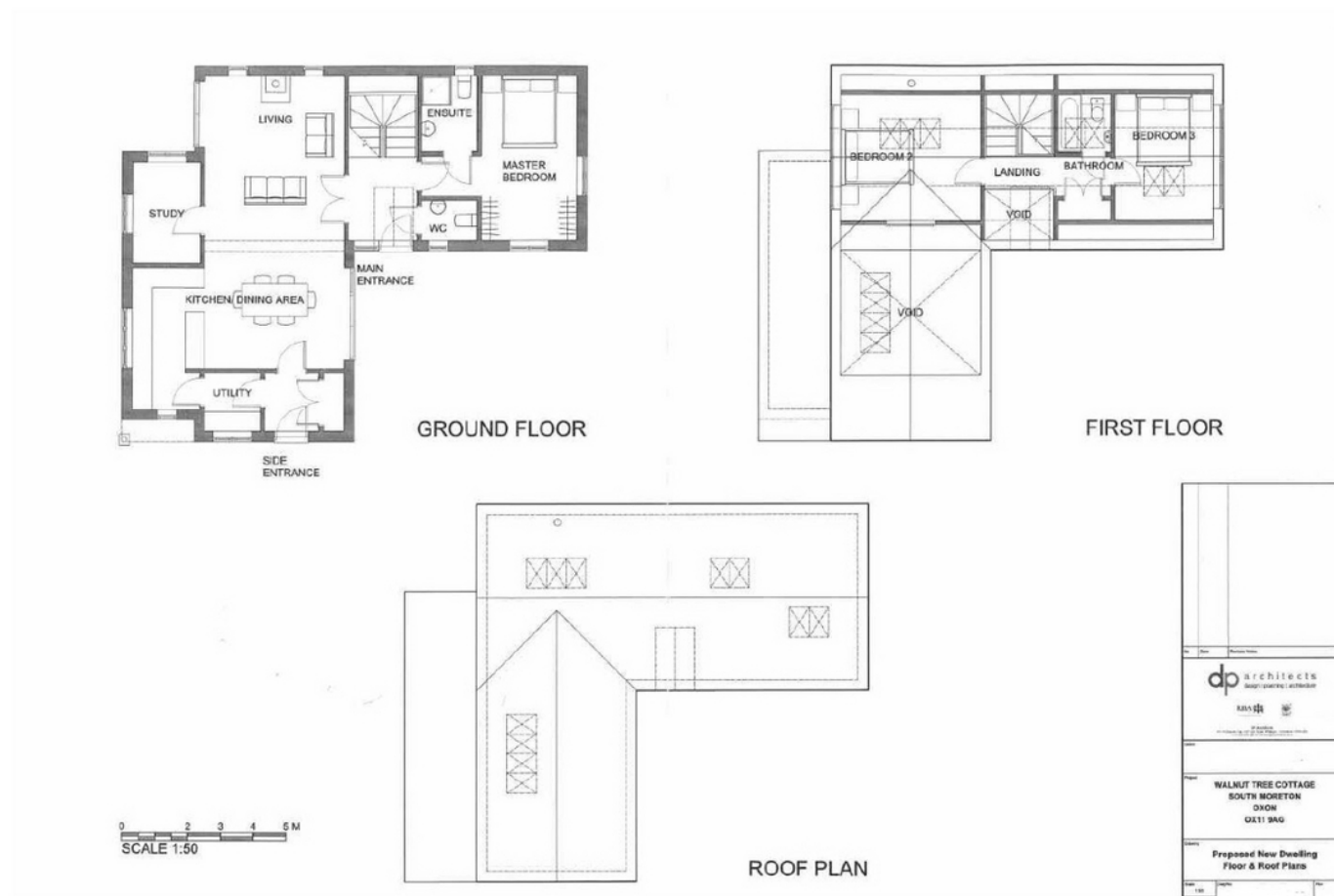


Key Features

- Within the pretty village of South Moreton
- Imaginative residential development opportunity
- Three bedrooms
- Approved planning permission - P18/S0048/FUL
- Tucked away in a delightful setting
- Set in a south facing garden
- Didcot is just 4 miles away

The Location

Didcot is just 4 miles away and offers a range of shopping and leisure facilities together with main line train service from Didcot Parkway to London Paddington in 40 minutes. Equally close is the historic market town of Wallingford with its many attractions, including independent shops and restaurants as well as being on a beautiful stretch of the River Thames. The area also benefits from relatively easy access to Oxford and Reading (via both road and rail). There are many good State and Independent Schools within easy reach.



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.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

**THOMAS
MERRIFIELD**
SALES LETTINGS