



High Street, South Moreton, OX11 9AD

£895,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Beautifully renovated over recent years in keeping with the homes age is this impressive period property, located on the edge of this highly sought after village with three bedrooms, three bathrooms and four reception rooms; including a gorgeous orangery/garden-room extension. This 'picture postcard' country home enjoys a landscaped garden to the rear which immediately backs on to open fields and offers idyllic views over Oxfordshire countryside. Neighbouring the garden is a large driveway, which gives access to a double garage with electric roller doors and annex/bedroom above with shower room - this space is ideal for home working or full annex conversion and enjoys lovely countryside views. The main house comprises entrance hall, large lounge-diner with impressive fireplace, orangery/garden room extension overlooking the garden, snug/playroom, kitchen-breakfast room with central island & breakfast bar, boot room and utility/cloakroom. Two staircases lead to the first floor accommodation; one to the master wing with bathroom, double bedroom and large master bedroom with fitted wardrobes and modern en-suite shower room. The second stair case leads to a large guest bedroom and modern refitted bathroom. The home offers a wealth of period features which include exposed beams and thumb latch doors. The home is valuably not listed and for the location, presentation, and views to be fully appreciated, this quintessential country home must be viewed.





Key Features

- Beautifully renovated extended and modernised period accommodation.
- Four reception rooms.
- Three bedrooms plus potential fourth bedroom or impressive home working space above the garage.
- Double driveway leading to double garage with electric doors.
- Three bathrooms.
- Interesting quintessential country cottage.
- Landscaped garden immediately overlooking countryside with idyllic views.
- Beautiful orangery/garden room extension.



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.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has a right of access over a shared driveway which then leads to private driveway parking. Ofcom checker indicates standard to superfast broadband is available at this postcode; with the possible exception of ultrafast. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal generally highlights this as a medium risk flood surface water area. We are not aware of any covenants or easements which would affect the saleability of the property.




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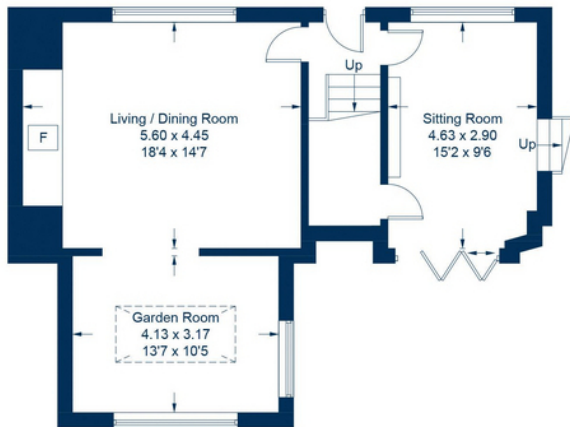
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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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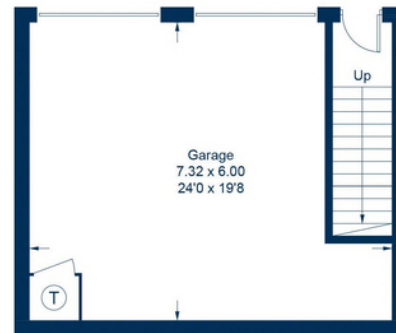
Approximate Gross Internal Area
Lower Ground Floor = 60.8 sq m / 654 sq ft
Ground Floor = 28.9 sq m / 311 sq ft
First Floor = 74.5 sq m / 802 sq ft
Garage - Ground Floor = 43.9 sq m / 472 sq ft
Garage - First Floor = 29 sq m / 312 sq ft
Total = 237.1 sq m / 2,551 sq ft



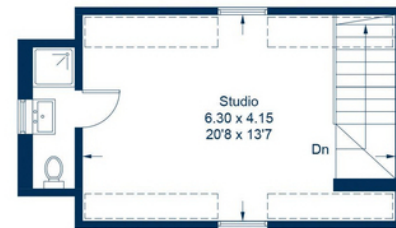
 = Reduced headroom below 1.5m / 5'0



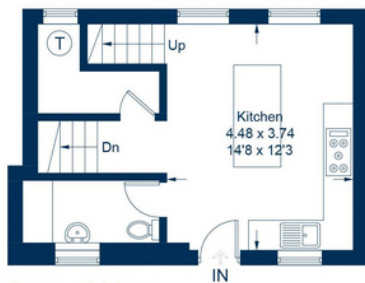
Lower Ground Floor



Garage - Ground Floor



Garage - First Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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