



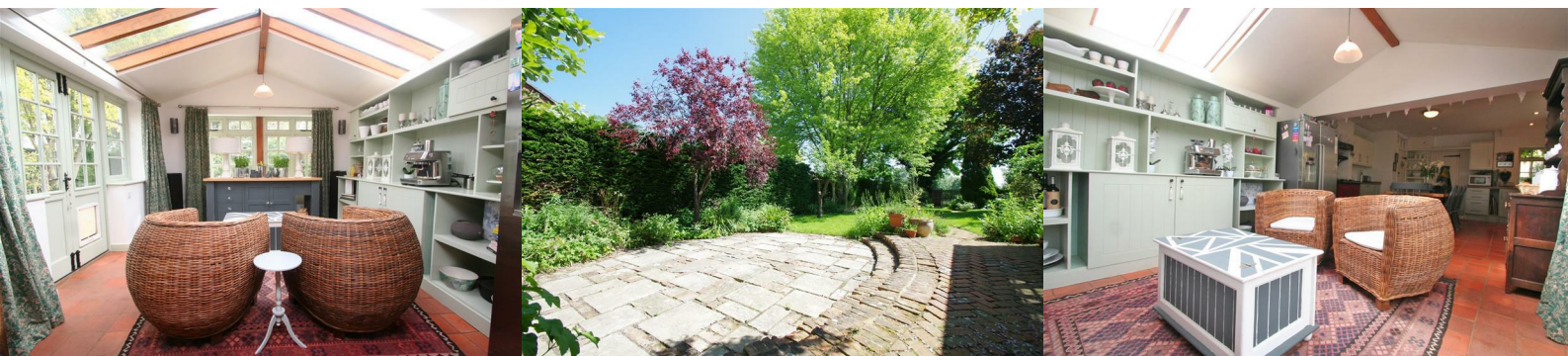
Smith's Cottage High Street

North Moreton, Didcot, OX11 9AT

Guide price £950,000



Nestled in the sought-after village of North Moreton in, this substantial character property on High Street is a true gem waiting to be discovered. Boasting three reception rooms, four bedrooms, and three bathrooms, this house offers ample space for comfortable living.



INTRO

One of the highlights of this property is its picturesque garden that overlooks (and provides direct access to) the village playing fields and cricket green, providing a tranquil and scenic backdrop for outdoor relaxation and entertainment. The six acres of the playing fields belong to the village and are well maintained, and the cricket club has an active junior section and fixtures across the summer.

Additionally, the outbuilding on the premises, currently a games room and a home office, presents an exciting opportunity for conversion into a self-contained annexe, offering potential for additional living space or guest accommodation, subject to planning permission.

Whether you're looking for a charming family home with character or a peaceful retreat in a quaint village setting, this property on High Street has the potential to fulfill your desires. Don't miss out on the chance to make this house your own and create lasting memories in this delightful location.

DESCRIPTION

Driveway parking and gate leads to the block paved terrace and main entrance of the property which opens up to the reception hall with cloakroom and boiler cupboard. Off the hall way to the left is the lovely kitchen with features such as AGA, butler sink and additional garden room to the far end with Velux windows and French doors to the garden.

To the other end of the property is the study, living room with fireplace and dual aspect outlooks and adjacent to the living room is the dining room / game room / bedroom 5 with French doors out to the front of the property.

Upstairs leads to

Master suite 5.1m x 4.7m with En Suite shower room and dual basins, dressing room as well as in room bath and vaulted ceilings

Bedroom 2 with built in storage 3.6m x 2.9m

Bedroom 3 3 to the front of the property

Shower room 1 with WC and basin

Shower room 2 with WC and basin

Bedroom 4 2.70m x 2.15m

Upstairs to the second floor

Bedroom 5.8m x 2.5m

Eaves room 5.2m x 2.5m with restricted height

Loft store to the far end of the eaves room

Outside to

Large outbuilding with electrical supply, 2.8m x 5.3m to the front half and 2.8m x 2.2m to the rear. Currently used as office / games room however (subject to planning) would be ideal to convert to additional living accommodation.

Patio terrace and landscaped rear garden with feature red phone box and gate access to the local playing field.

This family home offers a great amount of space for a family who will benefit from the sought after village location within easy access to local amenities, transport links and local schools.

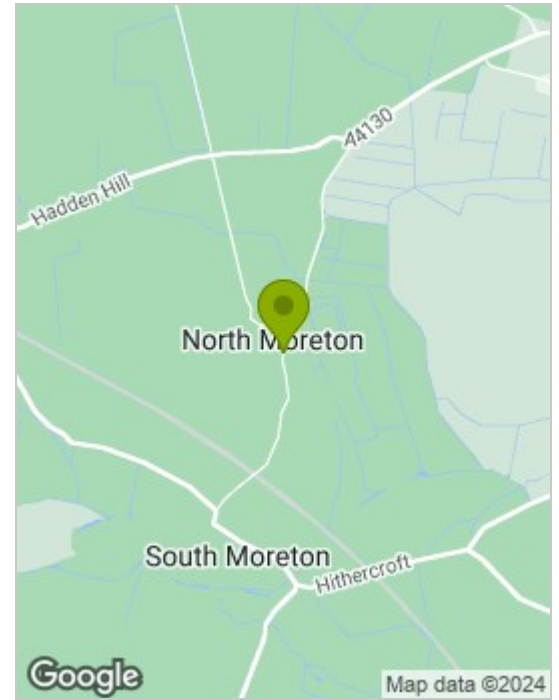
NOTE: Archive photos used for marketing.

North Moreton is a quiet village situated approximately 2 miles east of Didcot and approximately 4 miles from historic Wallingford, This makes this countryside village well connected to A34, M40 & M4 motorways and mainline train service from Didcot to Reading, Oxford and London Paddington.

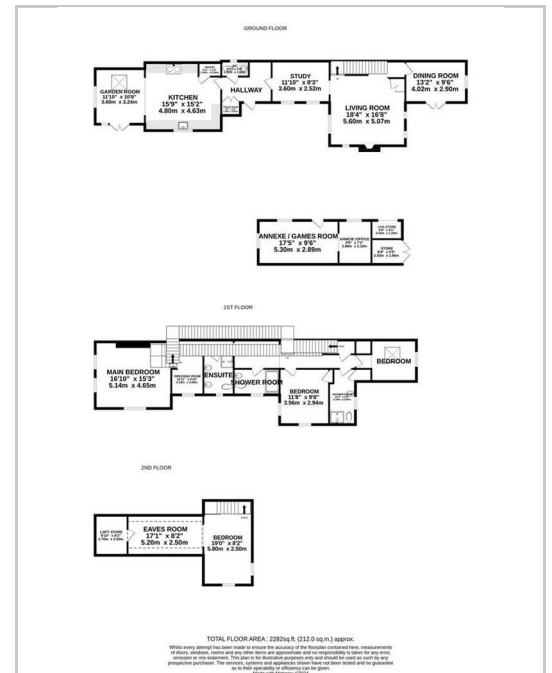
HISTORY

Although the oldest parts of the house date back to the 17th century and the Civil War, and it is located in a conservation area, the house is not a listed building. For many years it served as the village shop. During the war the front room opened as a pork-butcher's shop, run by William Maycock the landlord of the adjacent inn The Bear. From 1952 to 1977 the house was owned, and the shop managed, by another of the Bera's landlords, Norman Mawrey, an ex Salford rugby league player, and his wife Gladys (pictured). See also <https://www.northmoreton.com/History>

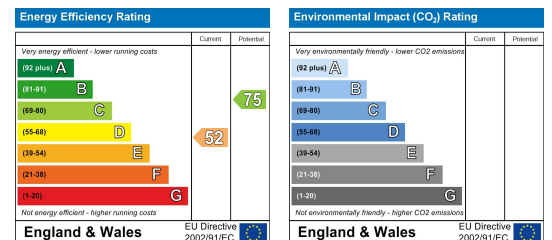
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.