



COBBETTS

NORTH MORETON ♦ OXFORDSHIRE





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Didcot - 2 ½ miles ♦ Wallingford on Thames - 4 mile ♦

Newbury - 18 miles ♦ Oxford - 16 miles ♦ Reading - 15 miles

♦ Goring on Thames - 8 miles (Distances approximate)

Situated in this much prized village between Wallingford and Didcot on the edge of an area of 'Outstanding Natural Beauty' between the Berkshire Downlands and the River Thames. An individual detached house, built by Berkeley Homes in 1995 and having well appointed generous 5 bedroom accommodation of 2400 sq ft including a detached double garage.

- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Sitting Room
- ♦ Study
- ♦ Kitchen
- ♦ Breakfast Room
- ♦ Utility Room

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- ♦ First Floor
 - ♦ 4 Bedrooms
 - ♦ Family Bathroom

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- ♦ Second Floor
 - ♦ Main Bedroom with Ensuite Shower Room

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- ♦ Detached Double Garage with Separate Lock Up
 - ♦ Gravelled Forecourt with Ample Parking

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- ♦ South Facing Private Garden and Terrace



SITUATION

The historic villages of North and South Moreton are situated within half a mile of each other both lying in the plain just below the Berkshire Downlands and Blewburton Hill to the South, with Wittenham Clumps and the River Thames to the North, with the surrounding countryside designated an area of 'Outstanding Natural Beauty'.

Reputed to be on the route of a Roman road, the village was first documented as a settlement in the Domesday Book of 1086 when Ralf was Lord of the Manor. The church of All Saints mainly dates from 1270 with a 15th century tower, a late Norman Font and an interesting Chantry with an especially fine East window added by Miles de Stapleton commemorating his family who held the Manor in the 13th to 15th Centuries. Miles de Stapleton became Lord of the Manor in 1290 and was an important figure in the royal household and parliament ultimately killed at the Battle of Bannockburn in 1314. The Manor passed to the Dunch Clan in the 16th to 18th Centuries which family was related to Oliver Cromwell.

North Moreton has a winding main street scattered all along with beautiful old cottages and some fine brick houses of great antiquity with little infilling in recent years, thus its unspoilt olde worlde charm and quiet way of life based on farming and the land has been successfully retained.

Today the village continues to enjoy a peaceful and calm existence benefiting from its excellent road communications for the surrounding towns, especially Didcot which boasts a shopping centre as well as having an important mainline station providing fast commuter services up to London (Paddington). The M4 and M40 motorways are easily accessible and the fast A34 dual carriageway linking Southampton and the South coast with the Midlands is only a short drive.

Adjoining the village Cricket Green, where incidentally the Cricket Club was founded in 1858 and still thriving complete with new pavilion, is The Bear inn an excellent local hostelry.

PROPERTY DESCRIPTION

Cobbetts is a stylish modern detached family home with generous accommodation on 3 floors. Built in 1995 by Berkeley Homes it is of traditional construction with red bricks and tile hung to the upper floor and pitched tiled roof. Entrance is into the hall which has shoe and coat storage areas and then opens up to include stair access and cloakroom. The large sitting room has dual aspect and a convection open fireplace. There are french doors allowing for garden access. The hall continues round to the study and then into the kitchen which has a separate utility room. The kitchen is fully fitted and leads directly into the breakfast room. Both rooms overlook the garden and there are doors from the breakfast room taking you directly on to the terrace offering a perfect "al fresco" dining opportunity. Upstairs on the first floor are 4 bedrooms, 3 doubles and 1 single room and a family bathroom. The second floor has the main bedroom which is a generous suite and has the added advantage of views across the Oxfordshire countryside. There is also an ensuite shower room and eaves storage.

Well presented, an early viewing is advised to appreciate the well-proportioned spacious accommodation.

OUTSIDE

Cobbetts is approached off a quiet part of the village and entrance from a shared driveway with ample parking. The detached double garage has 2 separate doors and is of brick construction with timber boarding and pitched roof. There is a secure lock up with its own door to the side. A gate on the right takes you to the private south facing rear garden. A wide terrace runs across the back and there is a wonderful seating area. To the side of the house is access to a shed. Bountiful borders surround the lovely lawned garden which offers a tranquil space.



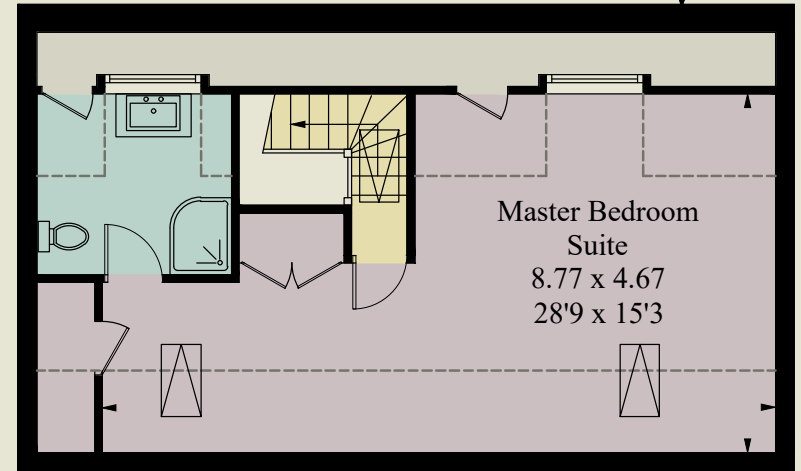
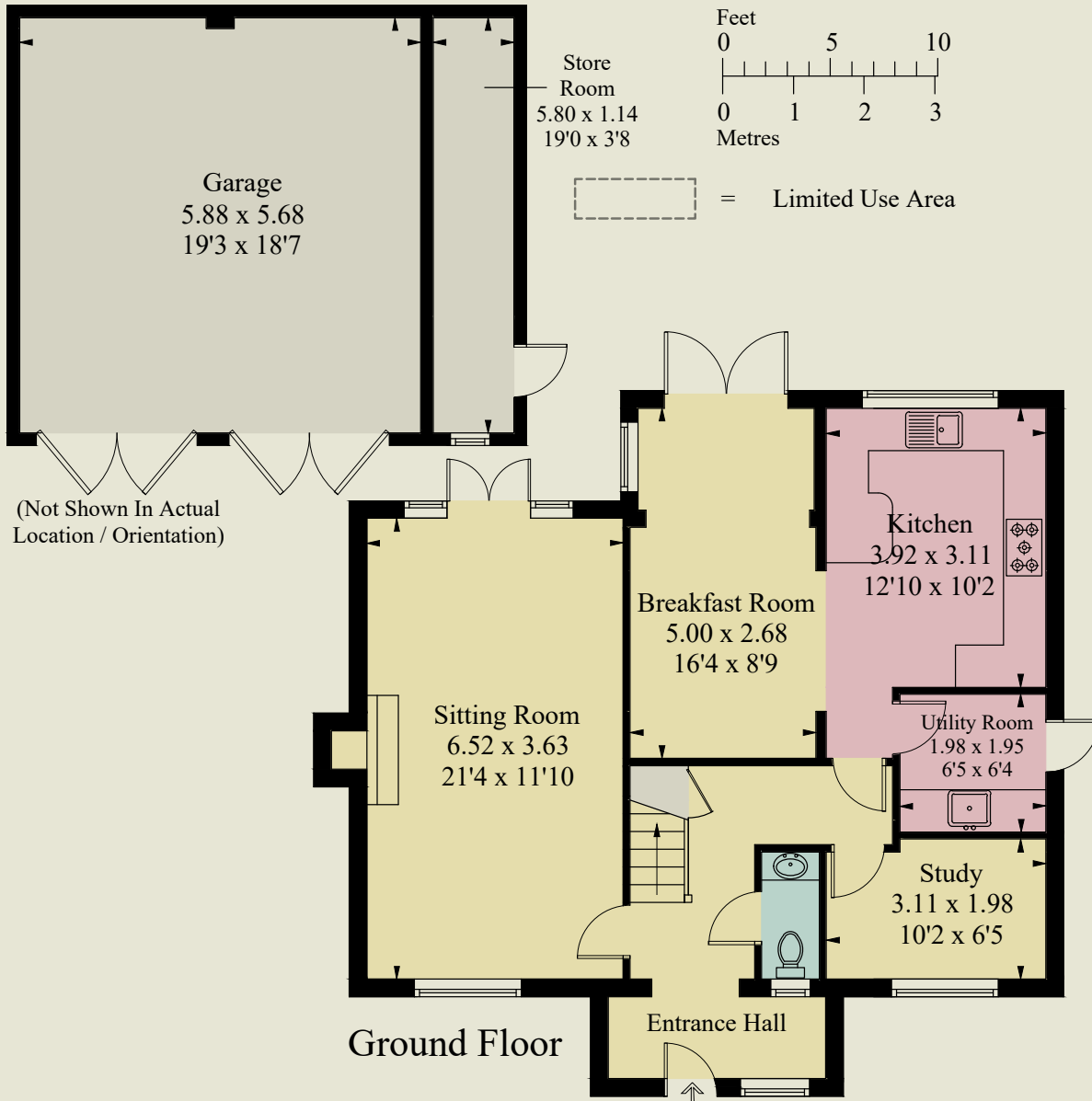


Cobbetts, Long Wittenham Road, North Moreton, Oxfordshire, OX11 9AX

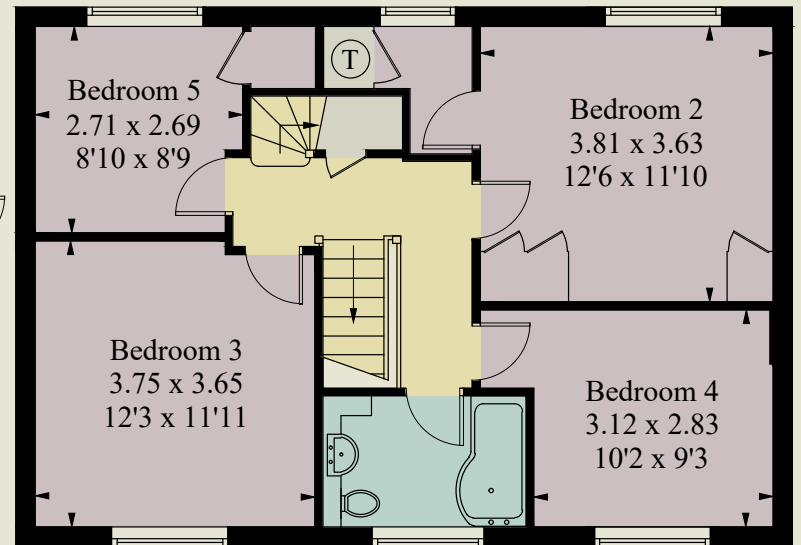
Approximate Gross Internal Area = 167 sq m / 1797 sq ft

Limited Use Area = 15 sq m / 161 sq ft Outbuilding = 41 sq m / 441 sq ft

Total = 223 sq m / 2400 sq ft



Second Floor



First Floor

CREATESPACE DESIGN ref 441

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: All mains services are connected to the property. Central heating and domestic hot water from gas fired boiler in utility room. Secondary hot water supply from immersion heater.

Council Tax: G

Energy Performance Rating: D / 64

Postcode: OX11 9AX

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our office in the centre of Goring turn left and proceed down the High Street across the river bridge and up to the top of Streatley High Street where at the traffic lights turn right for Wallingford. On reaching the Wallingford bypass turn left at the first roundabout and then straight across at the next continuing on the bypass. In a further 1 ½ miles turn left at the next roundabout signposted for North and South Moreton. After a further 1 ¼ miles turn left at the junction for South Moreton. On reaching South Moreton turn right into the village and continue through the centre and eventually the road will lead into countryside over a railway bridge directly into North Moreton. On coming down the hill into North Moreton, go past The Bear on your right and continue through to the main junction. Turn left onto Long Wittenham Road and Cobbetts will be found on your left hand side just before the road bears to the right.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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