

WE VALUE



YOUR HOME



Paper Mill Lane, South Moreton  
Price Guide £595,000



Set within the charming village of South Moreton, this unique detached home offers character, space, and stunning views over neighbouring paddocks. Brimming with original features, the property enjoys exposed beams throughout and a wealth of flexible accommodation.

The ground floor comprises a generously sized lounge with an open fireplace, a separate dining room, a kitchen, and a family bathroom. Upstairs, accessed via two separate staircases, are three well-proportioned double bedrooms, each full of character and charm.

Outside, the impressive garden is a true highlight — a substantial plot thoughtfully planted with mature trees, shrubs, and bushes, creating a picturesque setting. A versatile outbuilding provides superb additional space, ideal as a studio, home office, or guest accommodation, complete with a shower/wet room.

Further benefits include ample off-street parking, a detached garage, and direct access to countryside walks.

#### What The Owner Says...

"Set in a quiet village location, away from the main road, with easy access to footpaths down through the fields, Three Chimneys was an idyllic family home. It is a place of calm and beauty, with flexible accommodation and the garden home providing an additional en-suite bedroom."

#### South Moreton & Surrounding Area

South Moreton is a sought-after village with a welcoming community pub, Parish Church, and an Ofsted-rated Good Primary School. The surrounding countryside offers idyllic walks and pretty neighbouring villages such as Aston Tirrold and Blewbury.

Close by, the historic market town of Wallingford and Dorchester-On-Thames provide further amenities and charm. Excellent transport links include Didcot Parkway for fast rail to London and Oxford, as well as easy access to Culham Science Centre, Harwell Campus, and other key hubs.





- OFFERED WITH NO ONWARD CHAIN
- CHARMING DETACHED COTTAGE PROPERTY
- GENEROUSLY SIZED GARDEN
- THREE DOUBLE BEDROOMS
- ATTRACTIVE PADDOCK VIEWS
- GARAGE & AMPLE OFF-STREET PARKING
- VERSATILE OUTBUILDING/STUDIO/ACCOMMODATION COMPLETE WITH SHOWERS

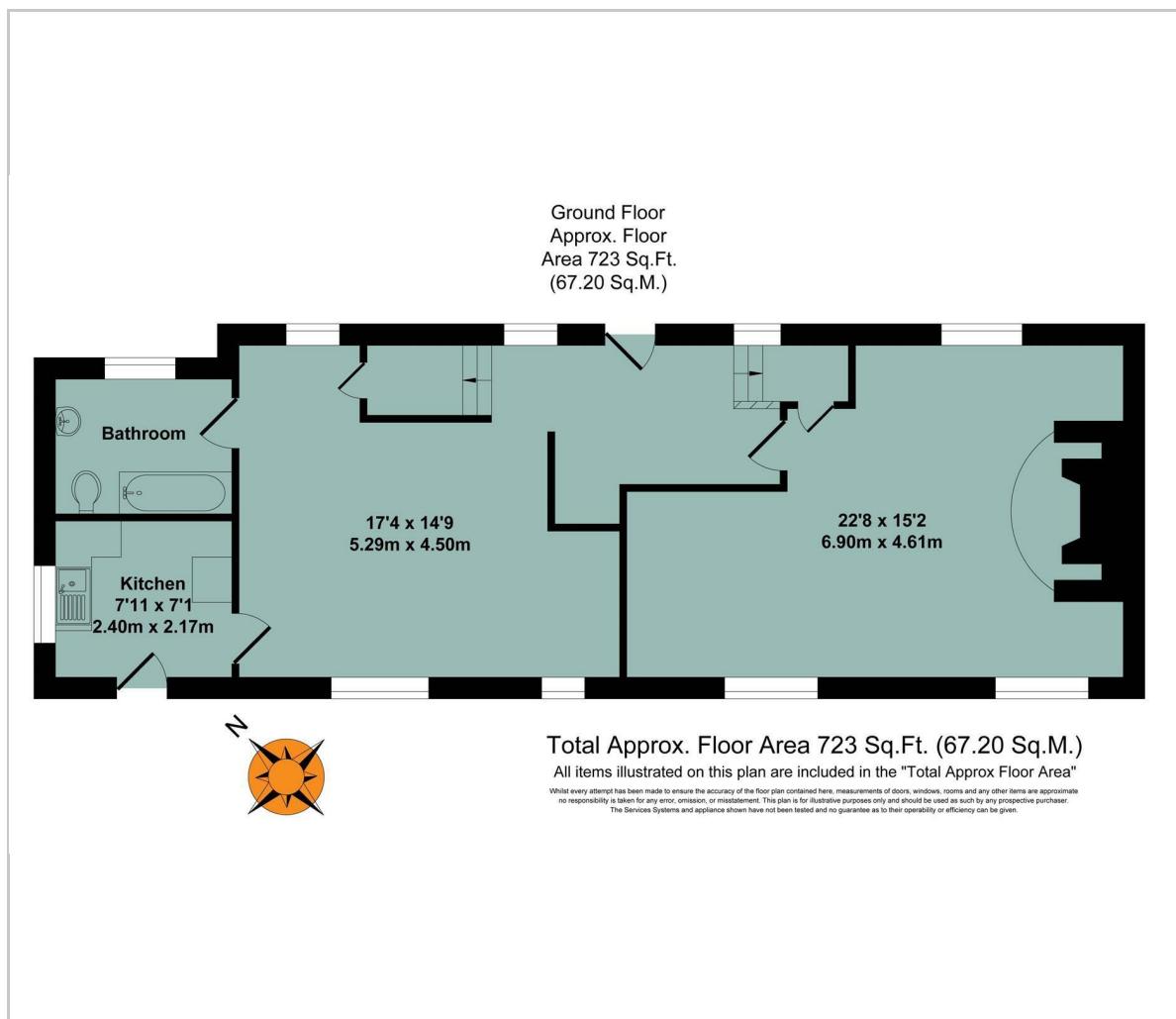


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		44	25
EU Directive 2002/91/EC			

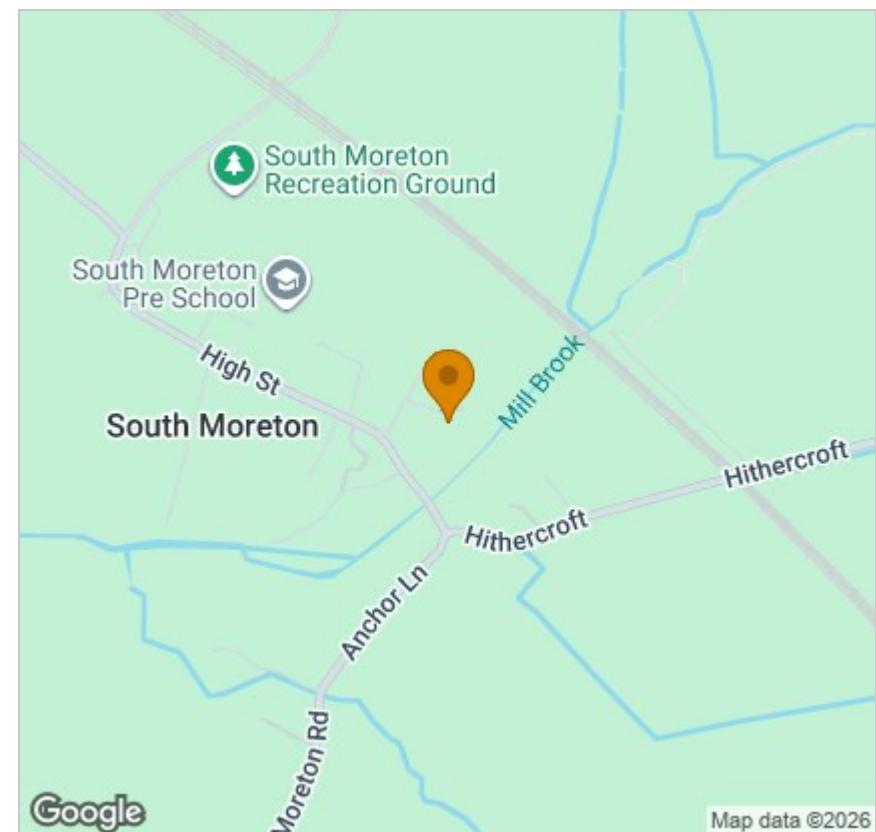
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.