



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

4 Hall Close, Pyrton, OX49 5BE



SITUATION

Pyrton is a delightful village situated in the heart of the South Oxfordshire countryside and is within easy reach of Oxford with its wealth of museums, shops and restaurants and London via Junction 6 of the M40 (4.7 miles).

The charming market town of Watlington is a short drive away (2 miles distant) and provides a great range of local amenities. For a wider range of shopping and recreational facilities, Oxford, Henley-on-Thames and Reading are all easily accessible.

Communications in the area are excellent. For those commuting to London, there are good railway connections available from Haddenham & Thame Parkway, Didcot and High Wycombe. The Oxford Tube bus service stops at J6 of the M40, providing regular buses to Oxford and to London Marble Arch/Victoria. Buses to Heathrow and Gatwick are equally available from J6 of the M40.

There is also an excellent selection of preparatory and senior independent schools in the area.

Bedrooms 5 | Bathrooms 3 | Receptions 2 | EPC D



DESCRIPTION

PRACTICAL space, great PROPORTIONS and quiet POSITION, Hall Close covers all of the '3 P's'!

A five bedroomed, detached, modern house, this is a perfect family home with lots of square footage to make your own. Tucked away down a quiet residential road this home is ideal for both family living and entertaining.

On entering the property, you'll find a good-sized home office to the left and a generous dual aspect living room on the right, which stretches from the front, right to the back of the house. A welcoming, comfortable space, with Jetmaster fireplace and double doors leading through to the semi open plan dining room with bi folding doors and lovely views out onto the garden. The kitchen is fully fitted with oak units and the room opens up onto the dining area, creating a sociable, family centred space. There is also a very generous separate utility room, which has a convenient outside door - perfect for taking off muddy boots and drying off the dog after a country walk as well as door access to the integrated double garage.

Upstairs, there are five bedrooms all with excellent proportions and three bathrooms. The principal bedroom is particularly generous with a large walk-in wardrobe and ensuite shower room.

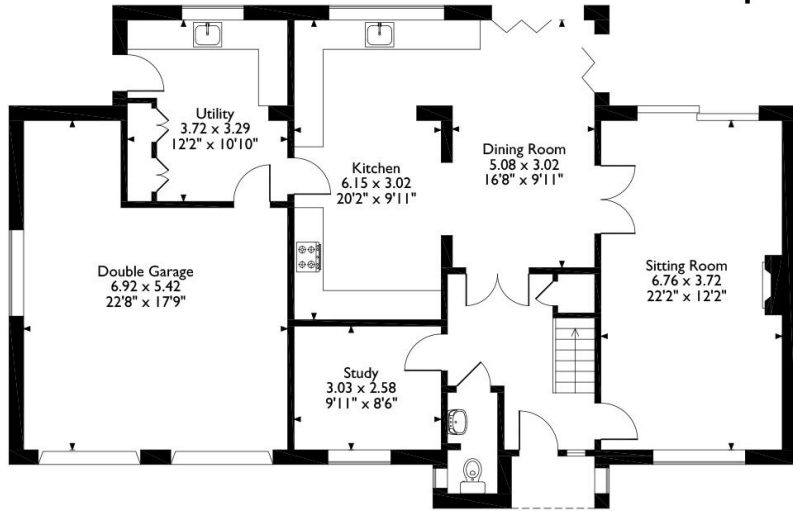
The outside space is stunning, with a large lawn, beautifully stocked borders and a hidden productive garden with potting and storage sheds - all in all, perfect for the keen gardener and family alike.

Hall Close is a fantastic, generous family home in a quiet residential road. Wonderful space both inside and out in a sought-after South Oxfordshire village setting, book your viewing today.

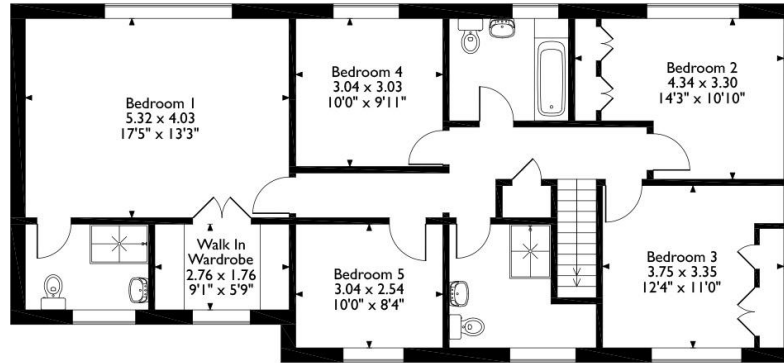


4 Hall Close, Pyrton, Watlington, Oxfordshire

Approximate Gross Internal Area 227 Sq M/2443 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

SERVICES

Oil fired central heating and private drainage.

LOCAL AUTHORITY

South Oxfordshire District Council

TAX

Tax band F

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Morgan & Associates

The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP

Tel: 01844 279990 | Email: property@morganandassociates.co.uk

www.morganandassociates.co.uk



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS