



# The Pannels • North Moreton • Oxfordshire

A charming, unusually spacious, 4 bedroom detached period farmhouse, enjoying an idyllic and peaceful location, within the heart of this sought-after village.

Didcot train station 3 miles • A34 5 miles • Wallingford 3.5 miles  
(all distances/timings approximate)

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2,616 sq ft / 243 m<sup>2</sup>

Gardens & Grounds extending to 0.4 acre  
(all measurements are approximate)

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Your attention is drawn to the important notice on page 7





Dudley  
**Singleton  
& Daughter**  
The Country Agent



The Pannels is deceptively large, offering excellent family accommodation, and would benefit from some updating. A 16<sup>th</sup> century house, with some later additions, and Grade II listed, it is surrounded by its very pretty gardens on all sides, with lovely views of the fine ancient church, and with easy access to open countryside, footpaths, and bridleways on all sides of the village.

A few minutes' walk to The Bear of North Moreton, the 16<sup>th</sup> century pub and restaurant which is a popular and privately run village pub. Behind it is the village green, home to Moreton Cricket Club founded in 1858, a large children's play area, football pitch, and host to a number of events during the year such as the Village Fete. The annual beer and cricket festival is a popular event spread over 4 days offering the tried and tested formula of cricket matches, superb guest ales and ciders, nightly live music, and splendid BBQ food.

North Moreton has a thriving village community, whilst benefiting from being in close proximity to tremendous shopping facilities and amenities in both Wallingford and Didcot, the latter of which offers fast train links to London Paddington, Oxford, and Reading (Elizabeth Line) for commuters.

#### Special features:

- Drawing room has French doors to the garden, double aspect windows, wood panelling to one wall, a fine carved wood fireplace surround and mantle, currently fitted with a Jetmaster hot air convector wood burning stove



- Dining room is spectacular with another beautifully carved pine mantle and surround with marble hearth, raised and fielded panelling
- Sitting room is oak beamed, with a large Inglenook fireplace fitted with a Jetmaster style open wood burning stove and fitted canopy
- Kitchen/breakfast room with door to rear gardens and dual aspect windows
- Large cellar containing oil fired boiler, and door to exterior
- Drawing room, dining room and the bedrooms have excellent ceiling heights. Some restricted height door frames, especially in the older part of the house
- All the bedrooms have built in wardrobes
- Principal bedroom with dressing room and ensuite
- Some double glazing

**Summary of accommodation:** Reception hall, drawing room, dining room, sitting room, kitchen/breakfast room, cloakroom, cellar, 4 bedrooms, family bathroom, 2 ensuite shower rooms, dressing room to bedroom 1. Double detached garage.

**Gardens:** Extending to approx. 0.4 acre. Spacious gardens on all sides of the house, with well maintained lawns, herbaceous borders, and mature trees including apple, flowering cherry, walnut, quince and an old pear. South facing to the main part of the garden, with a paved terrace running the width of the property. Large timber garden store, greenhouse. Double garage has electric roll up door, power, and light.



**Local facilities:** North Moreton is a fine period village which benefits from being close to lots of shops, amenities, and transport links in neighbouring towns, and a short drive to Milton Park, Harwell Science & Innovation Campus, and Culham Campus.

A large well-maintained village green doubles as a playing field with an active cricket club who cater for all ages, and both men's and women's cricket. There is a football pitch, basketball hoop, all weather table tennis table and dedicated children's playground with zip wire. The green is the hub for many events during the year such as the village fete, beer & cricket festival, apple pressing, and Boxing Day kickabouts.

The village hall has a full programme of activities. The mid-13th century church, All Saints has been described as the most perfect medieval church in Oxfordshire and hosts bell ringing, coffee mornings, Art Weeks, book sales, and charity events. There are also many individual village events such as RHS open days, safari suppers, opera evenings, to name but a few.

The countryside surrounding North Moreton is noted to be of outstanding rural beauty and footpaths are within easy access enabling very pretty walks.

Oxford is only a 30-minute drive, or a short train journey, with its excellent universities, international commerce, tech start-ups, computer science, and healthcare.

Wallingford, on the River Thames, is a few minutes' drive away and offers fantastic walks, riverside pubs, restaurants, a Waitrose supermarket, many independent and popular shops, a fine antiques centre, and regular farmer's markets. Didcot is home to many popular high street retailers and supermarkets.

Didcot Parkway is a mainline station offering superb commuter links to London Paddington, Oxford, and Reading (Elizabeth Line), as well as the West Country and South Wales. The A34 is only 15 minutes' drive, offering easy links to both the M4 and the M40.

**Schools:** The close neighbouring village of South Moreton has a highly regarded Primary School. North Moreton is inside the catchment area for Didcot Girls School which is Ofsted rated as Outstanding. Within the area are a number of excellent independent schools including Moulsoford Preparatory, Cranford House, Bradfield College, Abingdon School, The Oratory and, in or around Oxford, The Dragon Preparatory, Radley College, St Edward's and Magdalen College School.

**Directions:** Opposite the All-Saints church (OX11 9BA), is a gravel lane, a short distance along on the left, is the parking area and garage for The Pannels.

**What3words:** brimmed.courtyard.puppy

**Post Code:** OX11 9BA

**Tenure:** Freehold

**EPC Rating** n/a

**Local Authority & Council Tax Band:** South Oxfordshire, Band G

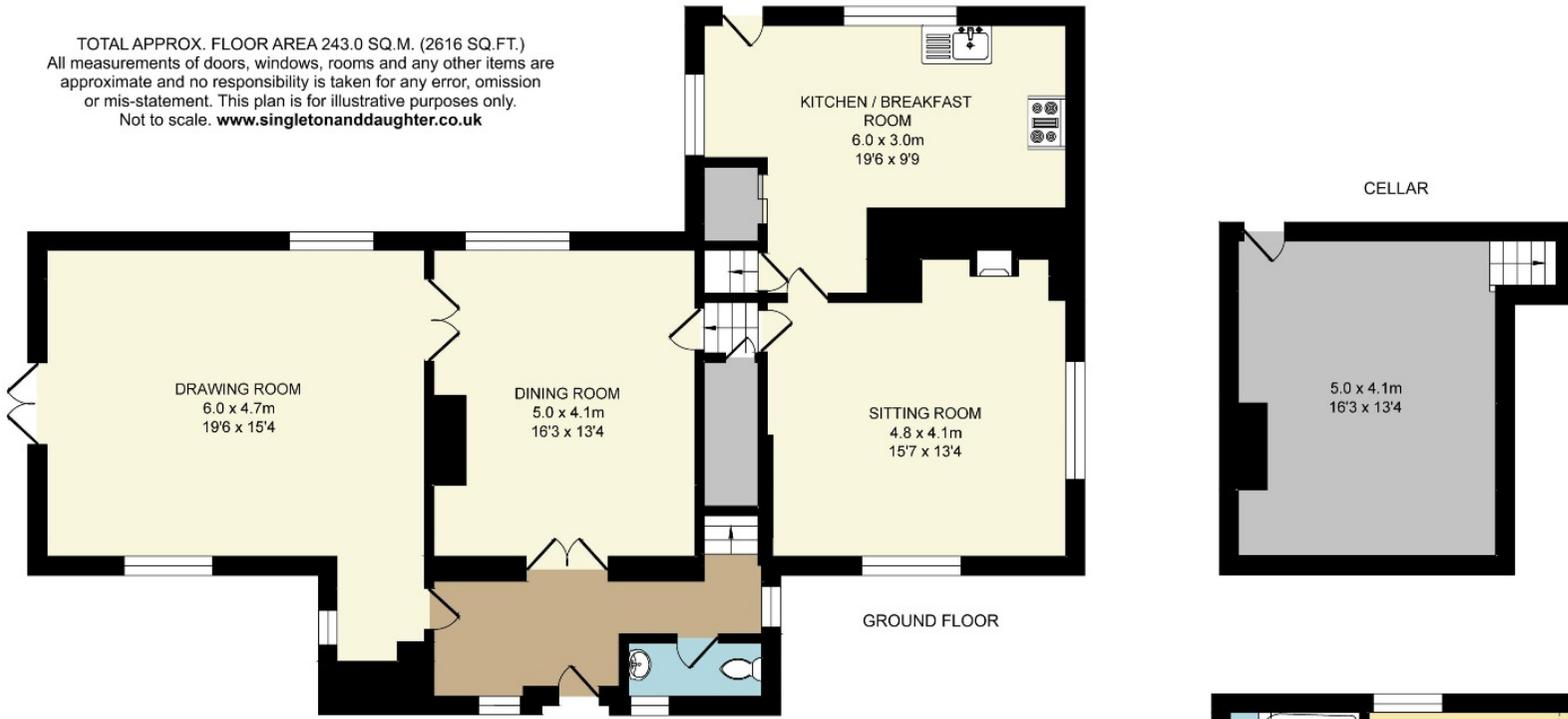
**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.

**Websites:** [singletonanddaughter.co.uk](http://singletonanddaughter.co.uk) [rightmove.co.uk](http://rightmove.co.uk), [mayfairoffice.co.uk](http://mayfairoffice.co.uk), [countrylife.co.uk](http://countrylife.co.uk)



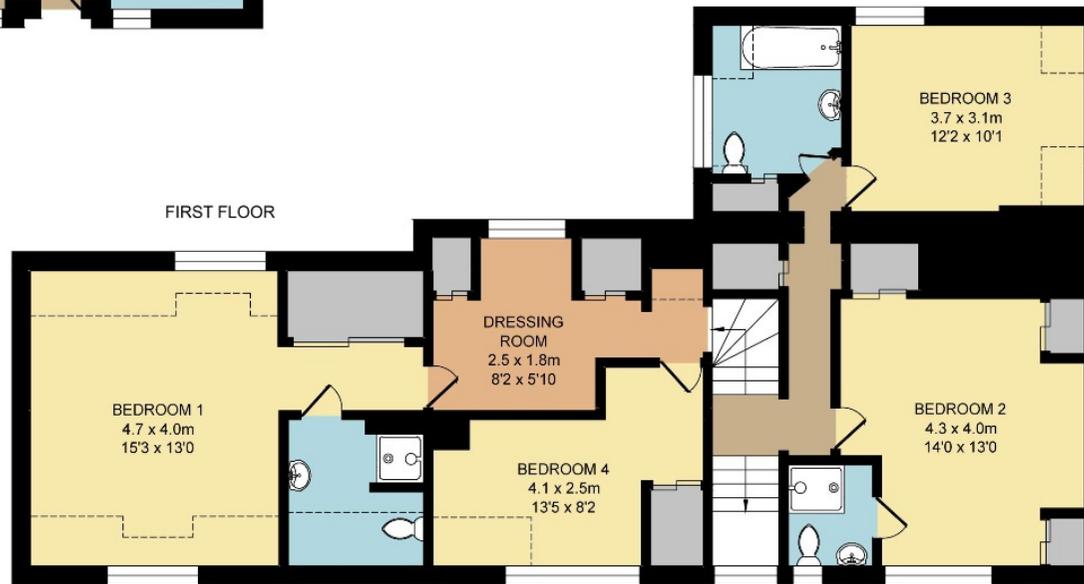
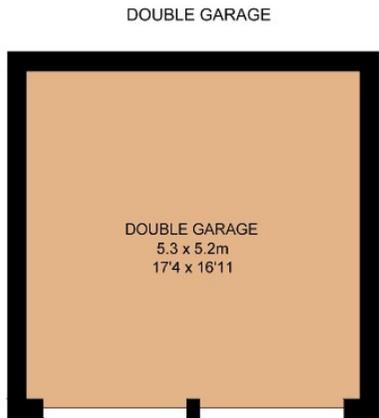


TOTAL APPROX. FLOOR AREA 243.0 SQ.M. (2616 SQ.FT.)  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
 Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



**Some material information to note:**

- Modern oil tank, oil fired boiler
- Mains water, mains drainage, mains electrics
- The property has driveway parking and a double garage
- Broadband connected FTTC
- Mobile signal is dependent on provider. Please refer to [signalchecker.co.uk](http://signalchecker.co.uk)
- This is a low-risk flood area
- Property construction is brick under a tiled roof, part timber framed
- The property is within a Conservation Area
- Right of access up the path to the property
- It is a Grade II listed building
- There are no Tree Preservation Orders



**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.



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