

PROPERTY AGENTS

JPKnight



Hithercroft, South Moreton OX11 9AL



Hithercroft, South Moreton

A substantial five bedroomed detached family home with over 3000sq.ft. of accommodation sitting in a semi-rural setting and private grounds of 0.46 acres. It has a long driveway leading to a double timber framed car port and additional tandem garage. The spacious accommodation centres around a large galleried hallway with a 20' living room and 23'6" dining room, both opening to the garden. There are five double bedrooms and three bathrooms with a 20'3" office which could also be used as a bedroom. The stunning galleried landing could also be used as a study area. The grounds surround the property, beautifully landscaped leading down to a stream with countryside views across paddocks and farmland.



Tenure - Freehold

The property is double glazed throughout with gas central heating to radiators and underfloor heating to the ground floor.

Accommodation

Entrance Hall: 34'6" long, galleried landing with vaulted ceiling and exposed beams, two under stair cupboards, storage cupboard, downlighters, stairs to landing.

Kitchen: 12'4" x 15'11" Window to side and front, range of storage units and worktop, space for range cooker with extractor hood above, integrated dishwasher, space for fridge/freezer, downlighters. Open to:

Living Room: 19'2" x 15'11" Triple aspect with double doors to the garden, brick fireplace with tiled hearth and log stove, wood style floor, downlighters. Open to:

Dining Room: 23'6" x 12'7" Two sets of sliding doors to the garden, four Velux windows, wood style floor.

Utility Room: 11'1" x 6'3" Window to front and door to garden, storage cupboards, Belfast sink, appliance spaces, boiler and hot water tank, loft access.

Shower Room: Two windows to front, white three-piece suite including basin vanity, tiled floor and part-tiled walls, chrome radiator.





Bathroom: Window to front, white four-piece suite, tiled floor and part-tiled walls, radiator.

Bedroom 2: 10'4 X 16' Double aspect, fitted wardrobe, wood style floor.

Bedroom 4: 13'7 x 10'3 Two windows to rear, fitted wardrobe, wood style floor.

Bedroom 5: 10'3 x 12'4 Double aspect, fitted wardrobe, wood style floor.

Stairs to landing: 16'0 x 9'7 A large space which could be used as a study area, two windows to front, vaulted and beamed ceiling, loft access.

Bedroom 1: 16'0 x 12'4 Double aspect, fitted wardrobe, radiator.

Bedroom 3: 13'7 x 11'6 Double aspect, fitted wardrobe, radiator.

Office: 20'5 x 12'7 Window to side and rear, vaulted and exposed beams, three eaves storage cupboards

Bathroom: 9'7 x 8'1 Window to side, white five-piece suite including two basins, tiling, downlighters, radiator.

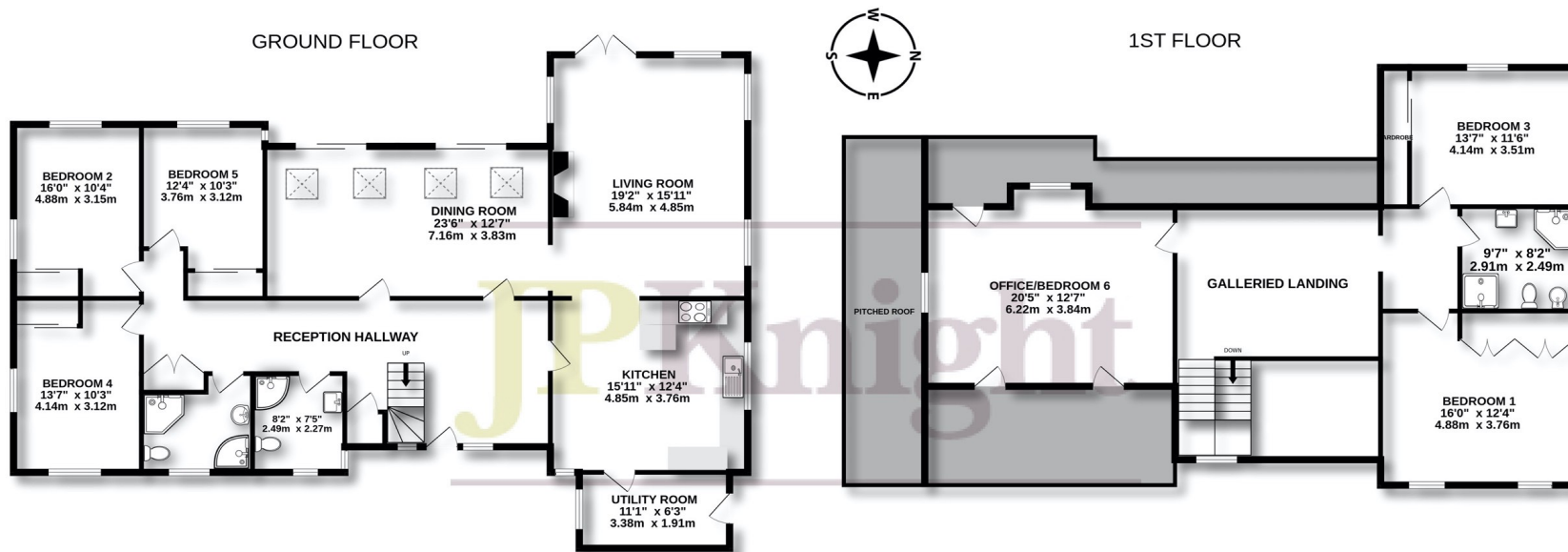
Outside

The rear garden faces west and is beautifully landscaped leading down to a stream and summerhouse. There is a large paved patio with brick retaining wall raised flower beds leading to a manicured lawn interspersed with box hedged feature beds and mature trees. An ornamental trellis with an archway leads to a pathway flanked with roses and fruit trees. There are two greenhouses, storage shed, a log store and raised vegetable bed. A gravel path and mature well stocked border leads to gated access to the front.

The property is approached via a long driveway leading to a timber framed double car port with a turning circle and double tandem garage and countryside views on all sides.

It is ideally located in this semi-rural setting just three miles from Didcot train station which has direct trains to London Paddington in under an hour and four miles from the market town of Wallingford.





Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Directions

Head north on St Martins Street and turn left onto the High Street. At the roundabout take the first exit onto Croft Road and at the next roundabout turn right onto St John's Road which continues onto Hithercroft Road. At the next roundabout take the second exit onto Hithercroft and continue for 2.1 miles where the property will be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		