



High Street, North Moreton OX11 9AT



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Featuring attractive gardens and within the heart of this sought after village a comfortable family home with a self-contained annexe and a fabulous plot that extends to ½ an acre abutting open fields to the rear.

The spacious accommodation in the main house includes 4 double bedrooms, a triple aspect living/dining room, study, kitchen and utility room. The annexe has a sitting room, kitchen/diner and a bedroom with en suite. The property has a large driveway with double garage whilst the mature and established gardens sweep around to the side and rear featuring a wealth of established shrubs and trees. Didcot Parkway train station is just 3 miles with 40 minutes times to Paddington and Waitrose in Wallingford is just 4 miles.

Tenure - Freehold

Enclosed entrance porch with a door to:
Entrance Hall: radiator, stairs to landing, cloaks cupboard.
Cloakroom: 2-piece suite, radiator and window.

Sitting/Dining Room: A very light and airy triple aspect room with patio doors out to the garden. Fireplace with stone hearth and surround with coal effect gas fire, three radiators.

Study: Window to the front and radiator.

Kitchen: Range of storage units and worktops, stainless steel sink unit, gas hob, extractor hood, space for appliances, radiator, tiled floor.

Utility Room: Door to side, cupboards, white tiles, Belfast sink. Spaces for appliances. Radiator, gas boiler. Door to garage.





Stairs to Galleried Landing: Window to the front, radiator, loft hatch, airing cupboard.

Bedroom 1: Window to the rear, extensive range of wardrobes, dressing table and drawers, radiator.

Bedroom 2: Window to the rear, wardrobe, radiator.

Bedroom 3: Window to the front, wardrobe, radiator.

Bedroom 4: Window to the front, radiator, shelving.

Shower Room: Two-piece suite with sink and shower.

Bathroom: Three-piece suite, tiled walls, window, chrome radiator and cupboards.

Annexe

Kitchen/Diner: Range of storage units, worktops and stainless steel sink, radiator.

Sitting/Dining Room: Windows to the rear and side, door to terrace, wood block floor and radiator.

Bedroom 5: High window and a skylight, radiator.

Ensuite Shower Room: Three-piece suite, tiling, radiator and window.

Outside

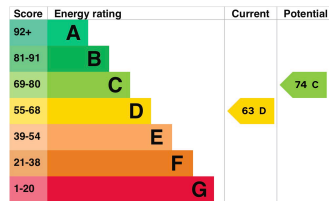
To the Front: A gravel drive runs across the front of the property with an area of lawn in front, a mature hedge to the front with shrub and plant borders. Trellis fencing and gate through to the rear garden.

Double Garage: Two up/over doors, power and doors to the front and into the house.

Rear Garden: A fabulous feature it has a large, paved area across the rear and side of the property this steps down onto a large well maintained lawn. This is interspersed with mature trees including acer and cedrus atlantica. Beech side hedge, timber style fencing across the rear looking onto fields.



Directions: Turn right from our offices and at the traffic lights by Waitrose and turn left and continue for 1.2 miles. At the roundabout proceed straight across onto the A4130, follow this for 2.5 miles, turn left into Wallingford Road. After 3/4 of a mile turn left into the High Street, the property is on the left.



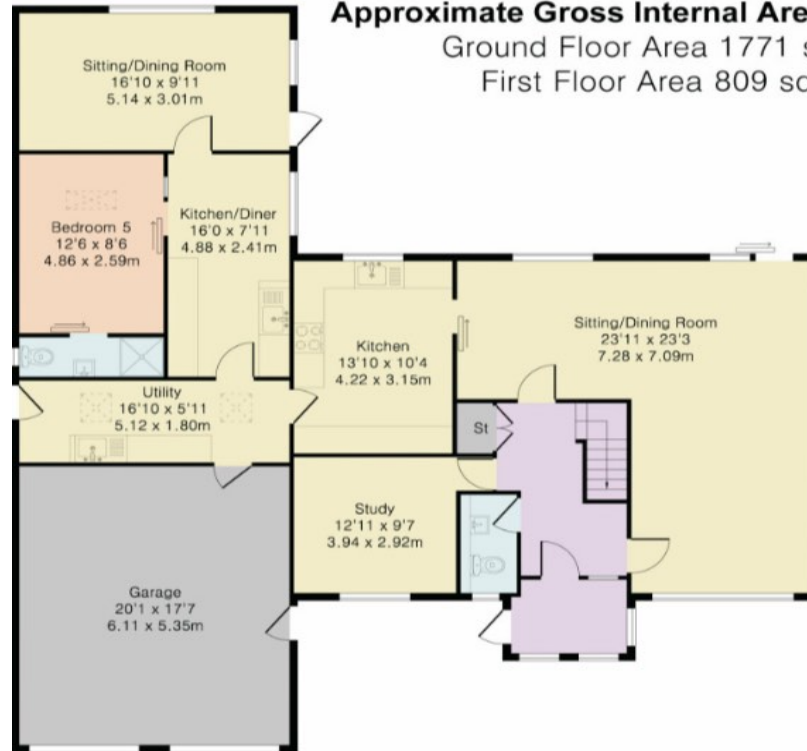
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



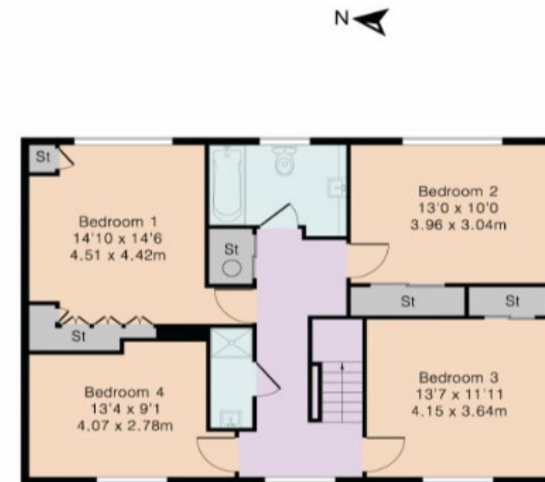
Approximate Gross Internal Area 2580 sq ft - 240 sq m

Ground Floor Area 1771 sq ft – 165 sq m

First Floor Area 809 sq ft – 75 sq m



Ground Floor



First Floor