



Storksbill Road, Southmoor, OX135FQ

Guide Price £795,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

The heart of this home is an expansive, light-filled open-plan kitchen and family room, where a vaulted glass roof and floor-to-ceiling windows offer a seamless connection to the rear garden. This impressive space is complemented by a separate utility room and a grand entrance hallway featuring a striking galleried landing. For more structured living, the ground floor also hosts a sophisticated formal dining room with a feature bay window, a dedicated home study, a guest WC, and a generous sitting room equipped with dual skylights and French doors.

The sense of space continues upstairs, where the galleried landing leads to five well-proportioned double bedrooms. The primary master suite and a secondary guest bedroom both enjoy the luxury of private en-suite shower rooms, providing ideal accommodation for large families or visiting guests. The remaining three double bedrooms are served by a contemporary family bathroom, and the floor is finished with high-quality fixtures and thoughtful storage solutions, including access to the loft space.

The property is situated in a highly sought-after village location, boasting an exceptional level of curb appeal with its red-brick façade and manicured frontage. To the rear, the private, landscaped garden features a blend of stone paving for alfresco dining and a neat lawn bordered by secure timber fencing. Practicality is well-catered for with a substantial double garage and a multi-car driveway, bringing the total accommodation to approximately 2,700 sq ft of premium living space.







## Key Features

- Five Generous Double Bedrooms: Substantial space for family and guests.
- Stunning Glass-Roofed Kitchen: A bright, vaulted open-plan hub for modern living.
- Two Luxury En-Suites: Including a private master suite and a dedicated guest room.
- Approximately 2,700 sq ft: Expansive accommodation finished to an exacting standard.
- Landscaped Private Garden: Beautifully maintained outdoor space with a stone patio.
- Double Garage & Driveway: Ample off-road parking in a quiet village setting.
- Dedicated Home Office: A quiet, front-facing study perfect for remote working.
- Three Versatile Reception Rooms: Including a formal dining room, study, and lounge.
- EPC Rating C - Council Tax Band G





## The Location

Nestled in the heart of Southmoor, Storksbill Lane offers a premier village lifestyle balancing rural charm with modern convenience. This sought-after address is perfect for families, positioned within walking distance of local amenities, the "Good" rated John Blandy Primary School, and the popular Waggon and Horses pub. Nearby Millets Farm provides a fantastic local hub for shopping and family activities amidst the picturesque Oxfordshire countryside.

The location is a commuter's dream, providing easy access to the A420 for direct links to Oxford, Abingdon, and Swindon. Excellent public transport and proximity to Didcot Parkway—offering 45-minute fast trains to London Paddington—ensure you stay connected while enjoying a peaceful village retreat.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & double garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.

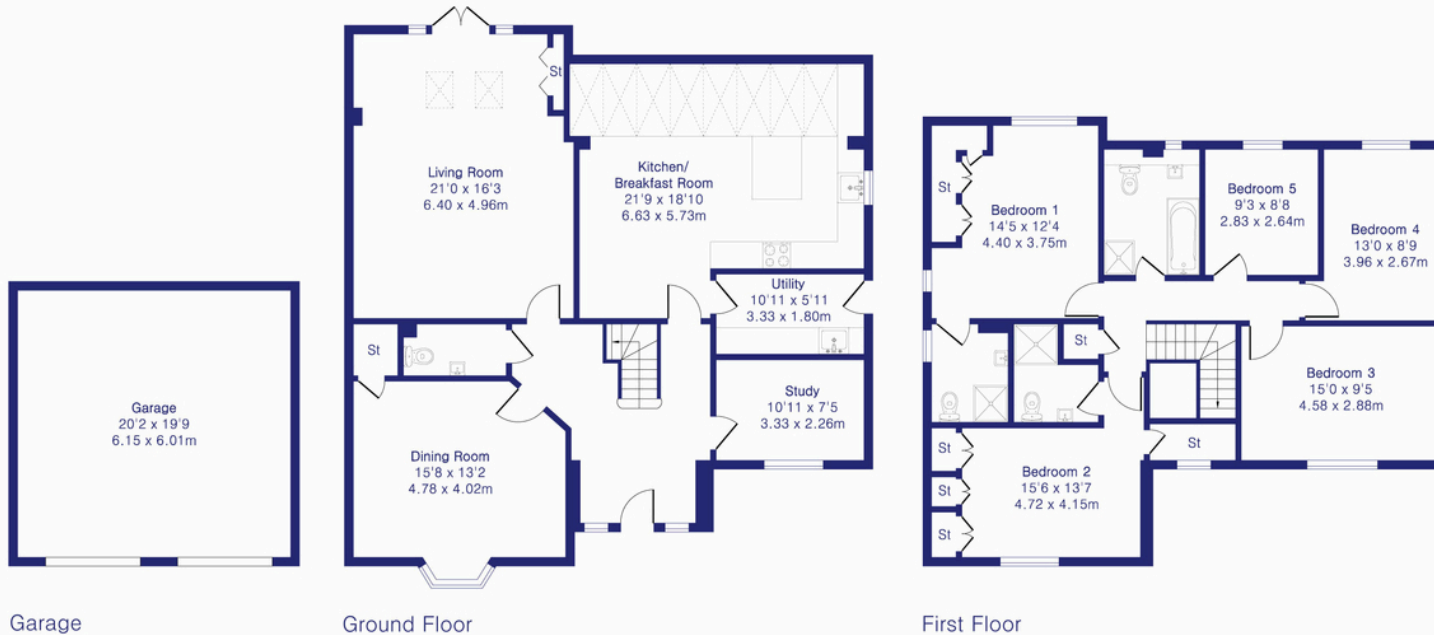


**Approximate Gross Internal Area 2303 sq ft - 214 sq m  
(Excluding Garage)**

Ground Floor Area 1303 sq ft – 121 sq m

First Floor Area 1000 sq ft – 93 sq m

Garage Area 398 sq ft – 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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