



Lime Grove, Southmoor, OX13 5DN

Guide Price £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





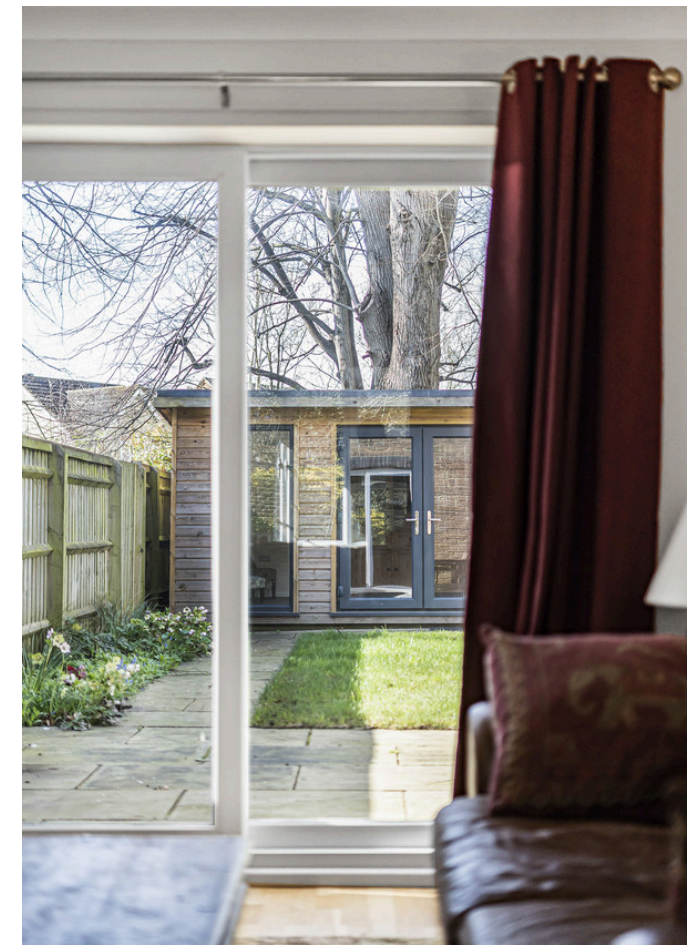
The Property

Tucked away in a quiet cul-de-sac, this well-presented four-bedroom detached home offers flexible family living in a popular setting. The ground floor is designed for both relaxation and entertaining, featuring a light-filled, double-aspect reception room with a feature fireplace and sliding doors that open directly onto the patio. The heart of the home is the spacious open-plan kitchen and dining area, finished with sleek modern cabinetry, premium integrated appliances, and a stylish mosaic backsplash. French doors from the dining area lead out to the garden, while a separate utility room and guest cloakroom provide essential practical space.

Upstairs, the first floor comprises four well-proportioned bedrooms, providing ample space for a growing family or a dedicated home office. The primary bedroom serves as a private retreat, complete with built-in wardrobes and a modern en-suite shower room. Three further bedrooms—one also featuring built-in storage—are served by a contemporary family bathroom fitted with a full-size bath and overhead shower. Neutral décor and large windows throughout ensure a bright, airy feel across the entire floor.

The exterior of the property is a standout feature, offering a mature rear garden with a central lawn and two distinct patio areas perfect for al fresco dining. A significant addition is the fully insulated garden studio (outhouse), equipped with light and power to provide a versatile space for a home office, gym, or hobby room. To the front, the property boasts a detached double garage and an expansive driveway providing generous off-road parking. With several neighbouring properties having already extended, there is also exciting future potential to further increase the living space (subject to the usual consents).





Key Features

- Four-bedroom detached family home in a quiet cul-de-sac
- Light-filled double-aspect reception room with fireplace & patio access
- Spacious open-plan kitchen/dining area with integrated appliances
- Separate utility room and guest cloakroom for added practicality
- Principal bedroom with built-in wardrobes and modern en-suite
- Mature rear garden with lawn and two patio areas for entertaining
- Fully insulated garden studio – ideal office, gym or hobby space
- Detached double garage, ample driveway parking & future extension potential (STPP)
- EPC Rating D - Council Tax Band E



The Location

Lime Grove is a quiet and well-regarded residential cul-de-sac set within the popular village of Southmoor, offering an ideal balance of countryside living with excellent connectivity. The village itself provides a range of everyday amenities including a convenience shop, primary school, public house and community facilities, while more comprehensive shopping, dining and leisure options can be found in nearby Abingdon and Oxford.

For commuters, the location is particularly convenient, with easy access to the A420 linking Oxford and Swindon, as well as nearby rail services from Didcot Parkway providing direct routes to London Paddington. Surrounded by attractive Oxfordshire countryside, Southmoor also offers a wealth of scenic walks and outdoor pursuits, making it a highly desirable setting for families and professionals alike.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Double garage & private driveway.
- 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: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

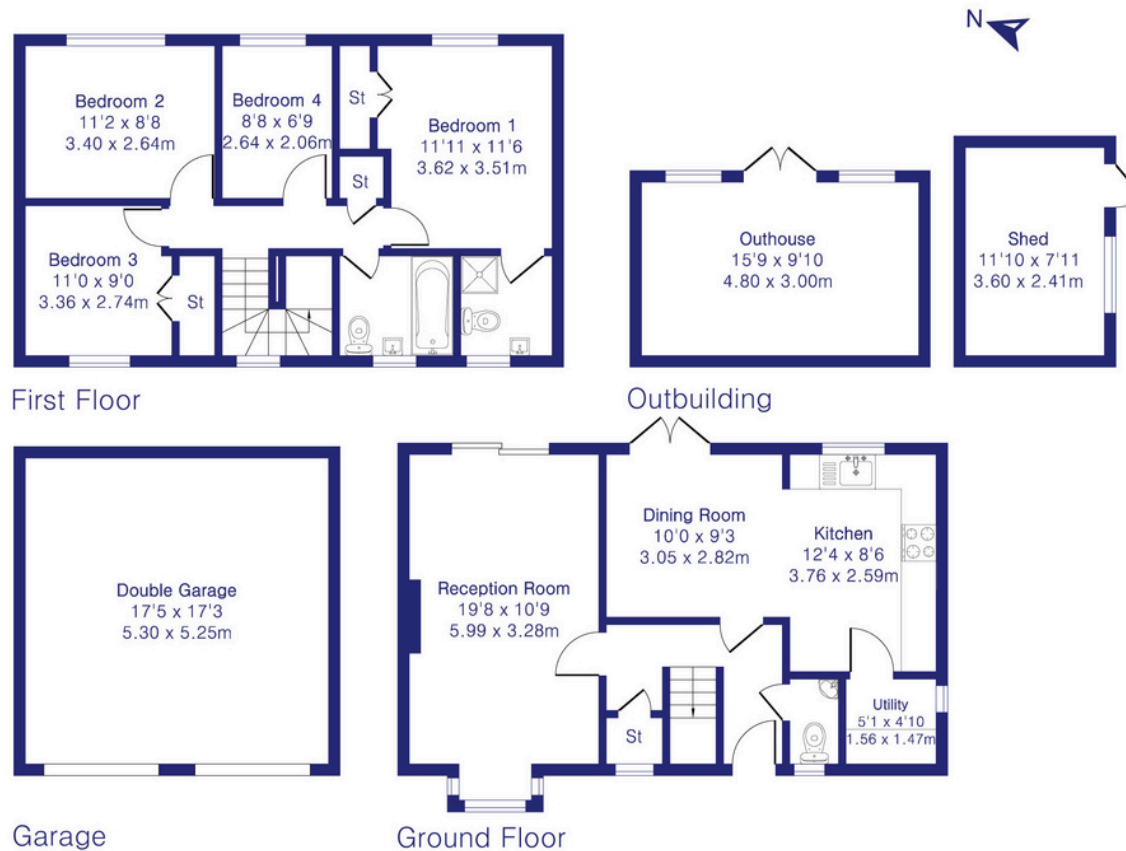
**Approximate Gross Internal Area 1061 sq ft - 99 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 535 sq ft – 50 sq m

First Floor Area 526 sq ft – 49 sq m

Garage Area 300 sq ft – 28 sq m

Outbuilding Area 248 sq ft – 23 sq m



Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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