



Storksbill Lane, Southmoor, OX13 5FQ

Guide Price £525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Ground Floor

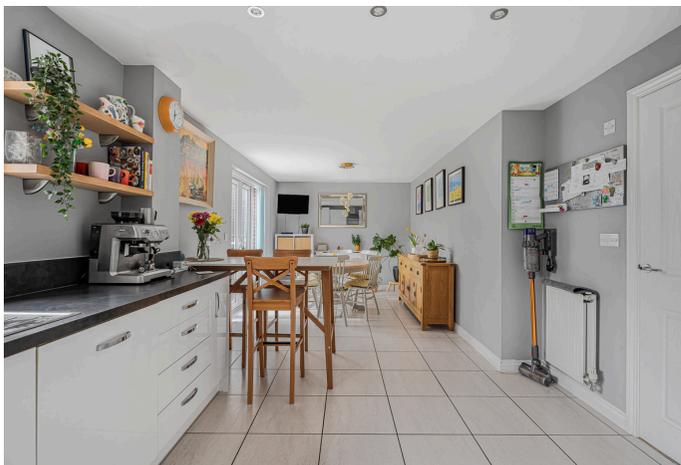
A central entrance hall leads into a thoughtfully designed ground floor featuring a convenient cloakroom/WC, clever hallway storage and a dedicated study—perfect for the modern professional. The living room is a bright, front-facing retreat, while the heart of the home is the expansive, full-width kitchen/dining room. This space is finished with sleek, white gloss cabinetry, integrated appliances, and recessed spotlighting. Large double doors bridge the interior with the outdoors, opening onto the South facing garden to create a seamless space for entertaining.

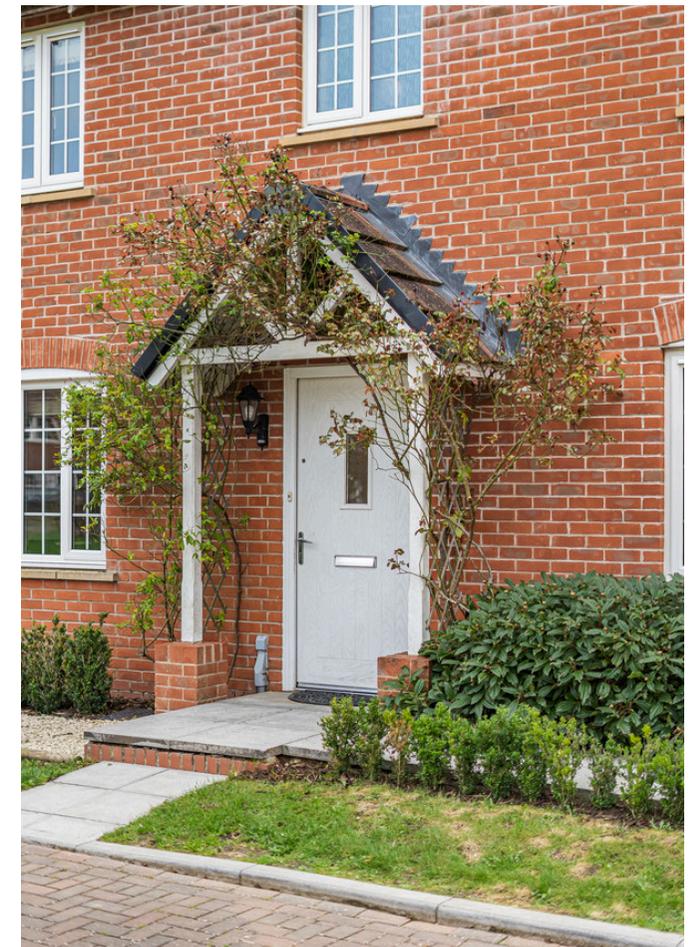
First Floor

The upper level comprises four well-proportioned bedrooms arranged around a central landing. The principal bedroom offers a spacious layout and the privacy of a contemporary en-suite shower room. The three additional bedrooms—all capable of accommodating double beds—are served by a modern family bathroom featuring a crisp white suite and classic tiling.

Externals & Garage

The property boasts excellent curb appeal with a block-paved driveway providing off-road parking and access to the attached garage. The southerly-facing rear garden is a standout feature, meticulously maintained with a large stone-paved patio for al fresco dining. Beyond the patio lies a lawn, bordered by timber fencing, mature shrubs, and raised cultivation beds ideal for home gardening.





Key Features

- A beautifully presented four-bedroom home in a quiet village lane.
- Large main bedroom with a modern private en-suite shower room
- Stylish, full-width kitchen dining room with garden access.
- Sunny, South facing private outdoor space with patio and raised beds
- Quiet ground-floor room & excellent hallway storage.
- Private block-paved driveway and attached garage.
- Prime Southmoor location close to shops and schools.
- Easy access to Oxford, the A420, and rail networks.
- EPC Rating C - Council Tax Band E



The Location

Storksbill Lane is perfectly positioned in the heart of Southmoor, a highly sought-after Oxfordshire village that blends quintessentially English charm with modern convenience. This vibrant community offers a wealth of amenities within easy walking distance, including local shops, a post office, the historic Waggon and Horses public house, and the highly regarded John Blandy Primary School, while the popular Millets Farm Centre is just a short drive away. For those looking beyond the village, the nearby A420 and A415 provide swift access to the dreaming spires of Oxford, the market town of Abingdon, and Swindon. Commuters are particularly well-served by a regular bus service and the proximity of Didcot Parkway, which offers direct rail links to London Paddington in approximately 45 minutes, making this an ideal location for those seeking a tranquil village lifestyle without compromising on connectivity.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway & garage.
- Broadband Coverage: Superfast 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 1342 sq ft - 124 sq m
(Excluding Garage)**

Ground Floor Area 671 sq ft – 62 sq m

First Floor Area 671 sq ft – 62 sq m

Garage Area 194 sq ft – 18 sq m



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

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk



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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