



Forge Cottage • North Moreton • Oxfordshire

Forge Cottage • North Moreton • Oxfordshire

A delightful 3/4 bedroom detached cottage, with a recently built, superbly fitted modern detached annexe, set within one of the most beautiful, sleepy and sought-after period villages.
The thatched roof was completely replaced with a new thatch in April 2025. Excellent EPC rating band C.

1,798 sq ft / 167 m²
(all measurements are approximate)

Didcot train station 3 miles • A34 5 miles • Wallingford 3.5 miles
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





Forge Cottage is in immaculate order throughout. Part slate tiled, part thatched, and Grade II listed. It started life in the 17th century, and was the village forge with blacksmith's accommodation, yet unusually for the period, this property enjoys high ceilings throughout.

The recently built, self-contained detached annexe offers auxiliary accommodation for guests, or older children, with a sitting room/bedroom, kitchen and shower room, or it could be used as an office or gym.

The landscaped rear gardens are secluded and part-walled, and some 70 foot in depth. There is off-road parking for cars behind a secure gate.

Nestled amongst other period properties and situated near to the fine 13th century church, you are within easy walking distance of the village amenities, as well as open countryside and footpaths on all sides of the village.

In the centre of the village is the Bear of North Moreton; a thriving and privately run village pub with an excellent restaurant. The village green, home to Moreton Cricket Club founded in 1858, also has a large children's play area, and football pitch. The beer and cricket festival is a very popular annual event with cricket, guest ales and ciders, nightly live music and splendid food.

North Moreton has a thriving village community, whilst benefiting from being near to tremendous shopping facilities and amenities in both Wallingford and Didcot, the latter of which offers fast train links to London Paddington, Oxford and Reading with the Elizabeth Line.

Special features:

- High ceilings throughout, unusual for a property of his period



- Spacious sitting room with wood burning stove
- Superb modern detached annexe, with large room which could be a bedroom, sitting room or office, shower room and kitchen
- Large family/ dining room with access from the garden and the kitchen. This room has lime oaked flooring and a splendid, fitted dresser unit with lots of shelving and cupboards, with aerial and power sockets located in the cupboards
- The outstanding bespoke kitchen with figured granite work surfaces, electric range cooker with gas hob, fitted dishwasher, and impressive large flag stone limestone flooring. Utility area at one end with plumbing for washing machine and for tumble dryer, large storage/pantry cupboard, windows overlooking the garden and stable door giving access
- Large music room/ study
- Pretty reception hall with limestone flooring
- All the bedrooms in the main house are doubles, with bedroom 1 enjoying an extensive wardrobe and dressing table unit with drawers
- The thatched roof was replaced in April 2025

Summary of accommodation:

Cottage: Reception hall, cloakroom, sitting room, music room/study, family room/ dining room, kitchen/breakfast room, 3 double bedrooms, family bathroom.

Annexe: Large bedroom/sitting room, shower room, kitchen.

Gardens Delightful, landscaped gardens, a large terrace area for summer dining, lawns, herbaceous borders, greenhouse, vegetable beds, fruit trees, timber garden store. Extending some 70 feet in depth.

Local facilities: North Moreton is a fine period village which benefits from being close to lots of shops, amenities and transport links in neighbouring towns.



The village has a large well-maintained village green which doubles as a playing field with a very active cricket club that caters for all ages, and both men's and women's cricket. There is a football pitch, basketball hoop, table tennis table and dedicated children's playground with zip wire. The village green is the hub for many events during the year such as the, beer and cricket festival, apple pressing, and Boxing Day kick arounds.

The Bear of North Moreton is an award-winning, popular and busy village pub which serves fine real ales and excellent food. It has a beer garden which overlooks the village green/cricket pitch and hosts many events during the year. The village hall has a full programme of activities. The mid-13th century church, All Saints has been described as the most perfect medieval church in Oxfordshire, and hosts bell ringing, coffee mornings, and charity events.

The countryside surrounding North Moreton is noted to be of outstanding rural beauty and footpaths are within easy access enabling very pretty walks. This is also excellent riding country with the nearby Downs giving access to gallops, bridle paths and the Blewbury Riding Centre for the equestrian enthusiast.

Wallingford, on the River Thames, is a few minutes' drive away and offers fantastic walks, riverside pubs, restaurants, a Waitrose and Lidl supermarket, many independent and popular shops, a fine antiques centre and regular farmer's markets. Didcot is home to many popular high street retailers, and its supermarkets include M&S Food, Sainsbury's, Tesco and Aldi, there are numerous banks, health services, leisure centres, and an arts centre.

Didcot Parkway is a mainline station offering superb commuter links to London Paddington, Oxford and Reading (with the Elizabeth line offering fast connections across London from both Paddington and Reading), as well as the West Country and South Wales. The A34 is only a 10 minute' drive, offering easy links to both the M4 and the M40.

Schools: The neighbouring village of South Moreton has a highly regarded Primary School. Within the area are a number of excellent secondary and independent schools including Moulsoford Preparatory, Cranford School, Pangbourne College, Bradfield College, Abingdon School, The Oratory and St Helens & St Katharine in Abingdon.

Post Code: OX11 9AX

Tenure: Freehold

Some material information to note:

Mains electricity, gas, water and drainage
High speed fibre broadband connected FTTP
It is a Grade II listed building

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

EPC Rating: C

Council Tax Band: South Oxfordshire, Band F

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.

Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter, No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN.
0118 984 2662
info@singletonanddaughter.co.uk

Websites: singletonanddaughter.co.uk rightmove.co.uk, mayfairoffice.co.uk, countrylife.co.uk

London Office: Mayfair Office, 41-43 Maddox Street, Mayfair, London, W1S 2PD



North Moreton village green and cricket pavillion

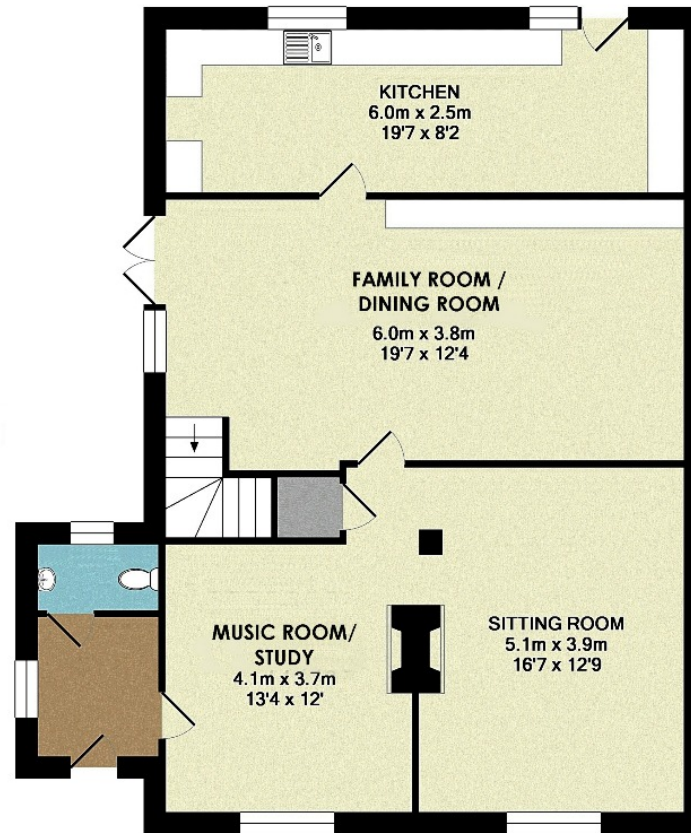




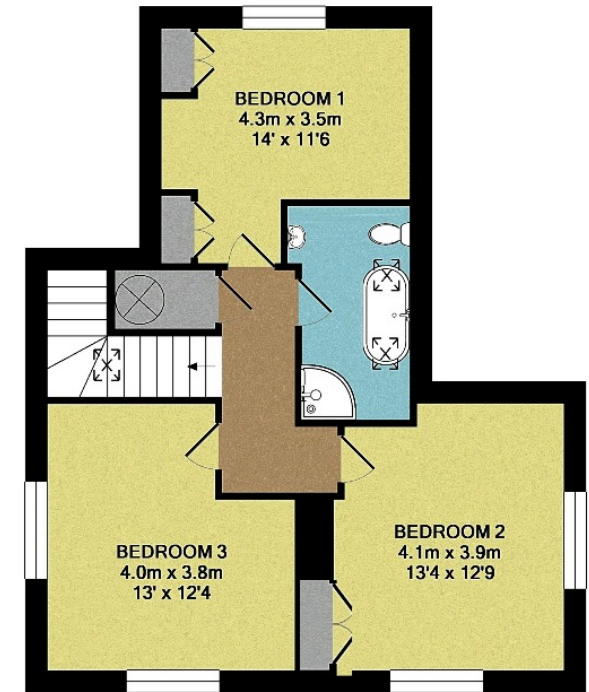
DETACHED ANNEXE
APPROX. FLOOR
AREA 19 sq m
(209 sq ft)



TOTAL APPROX. FLOOR AREA 1798 sq ft / 166.6 sq m
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such. Not to scale. Plan produced for Singleton and Daughter Estate Agents



GROUND FLOOR
APPROX. FLOOR
AREA 92.8 SQ.M.
(999 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 54.8 SQ.M.
(590 SQ.FT.)

IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.





Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
0118 984 2662

singletonanddaughter.co.uk info@singletonanddaughter.co.uk London Office: 41-43 Maddox Street, Mayfair, London W1S 2PD