



Underhill, Moulsoford, OX10 9JH

£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located within the pretty South Oxfordshire village of Moulsoford is this extended two bedroom home.

The property is situated on a no through road, only moments from the Thames Path and recreation fields.

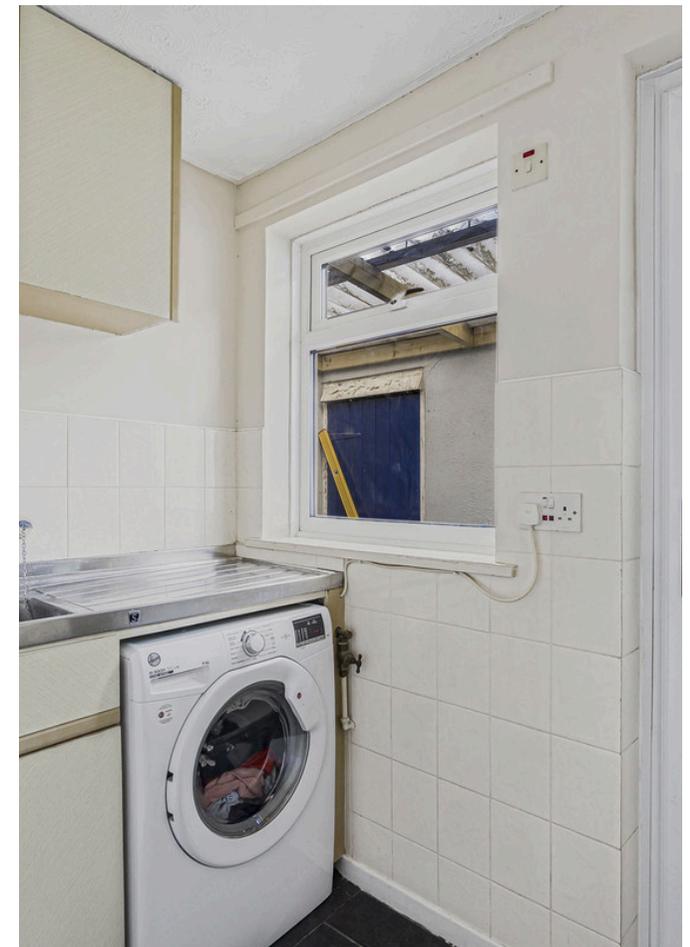
To the front of the property is driveway parking and access into the garage. A small porch welcomes you into the front lounge, complete with existing chimney breast allowing you to potentially have a wood burner installed. The kitchen/diner is open plan and located at the rear of the property. It has been extended and refitted to provide a modern sociable space. Just off from the kitchen is the separate utility room and cloakroom.

Upstairs are two double bedrooms, both with fitted storage, and a family bathroom. The front bedroom is large enough to potentially be split into two, as some neighbouring properties have done.

Outside is an enclosed rear garden with doored access into the garage and brick storage sheds. There is a lawn area, patio and raised vegetable beds at the back along with a greenhouse and even room for a trampoline.

In a village consisting of mainly larger residences, there is only a selection of smaller properties to choose from making this a rare opportunity to purchase an affordable property within this sought after village.





Key Features

- Open Plan Kitchen/Diner
- Gas Central Heating
- UPVC Double Glazed
- Garage & Driveway Parking
- Enclosed Rear Garden
- Two Double Bedrooms
- Upstairs Family Bathroom



The Location

The village of Moulsoford is positioned on the banks of the River Thames in South Oxfordshire. The village plays host to two independent private schools Moulsoford Boys and Cranford House as well as a renowned Riverside restaurant; The Beetle & Wedge. And a community run Pavilion set on the well-kept recreation fields. Field walks and the Thames Path are both also within easy reach from the house.

Material Information;

Council Tax: C

EPC Rating;

Heating; Gas Central Heating

Construction; 'Cornish Design' properties are considered to be 'non standard' so not all lenders will lend on the property however there are many that will. We recommend you speak to a mortgage broker to confirm.

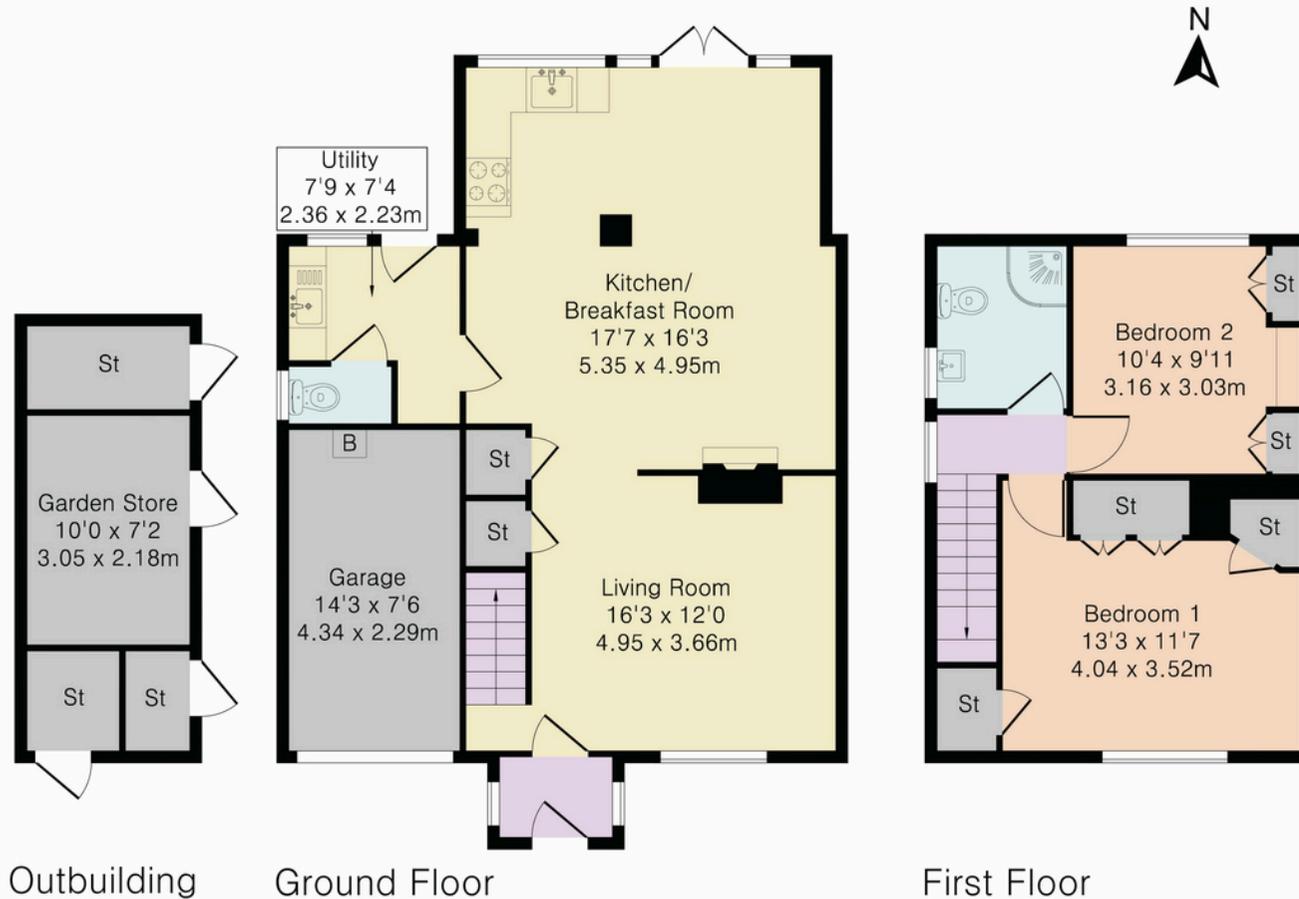
Broadband: According to checker.ofcom.org.uk; Standard & Superfast services are available subject to which supplier.

Mobile Signal/Coverage: According to checker.ofcom.org.uk; Voice & Data likely available across all providers.



We strongly advise you consult a Solicitor and or surveyor or carry out your own research on the information provided to ensure there have been no unexpected changes to the information above. We do not check the records on a daily basis therefore changes may occur through 3rd parties correcting errors or applications made by the owners or 3rd parties.

Approximate Gross Internal Area 1154 sq ft – 107 sq m
 Ground Floor Area 669 sq ft – 62 sq m
 First Floor Area 352 sq ft – 33 sq m
 Outbuilding Area 133 sq ft – 12 sq m



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