



Long Wittenham Road, North Moreton, OX11 9AX

Guide Price £895,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Tucked away in the desirable village of North Moreton, built by Berkeley Homes in 1995 is a very well appointed generous 5 bedroom property with accommodation of approx: 2400 sq ft including a detached double garage making it the ideal family home in the heart of North Moreton.

The property is laid out over three floors comprising; an extended entrance front porch, downstairs cloakroom, a well equipped and good sized open plan kitchen diner with integrated appliances and a separate utility with side external access. There is also a spacious sitting room with patio doors leading to the rear garden and a home office over looking the driveway. On the first floor, there are four well proportioned double bedrooms two with built in storage, plus a family bathroom with a shower over the bath. The second floor is dedicated to the principal suite with plenty of built in storage and access to the eaves and en suite shower room.

Externally the property benefits from private driveway parking for multiple vehicles, double garage currently used as a games room with side storage as well as a private and enclosed rear garden with a large patio area access via the kitchen and sitting room. To fully appreciate the size, location and overall presentation to this family home, viewings are highly recommended.





Key Features

- Detached 5 Bed
- Double Garage
- Private rear garden
- Good sized kitchen dinner
- Separate utility
- Central Village location



The Location

North & South Moreton are two small villages nestled between Didcot and Cholsey. North Moreton is well known for its pretty church atmospheric Bear At Home public house and its successful cricket club that provides for a variety of age groups. The location is also convenient for commuters and accessing facilities with Didcot Parkway main line station less than 4 miles away and Didcot itself offering a number of supermarkets shops and amenities

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability with all of the major providers apart from three. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



**Approximate Gross Internal Area 1997 sq ft - 186 sq m
(Excluding Garage)**

Ground Floor Area 824 sq ft – 77 sq m

First Floor Area 679 sq ft – 63 sq m

Second Floor Area 494 sq ft – 46 sq m

Garage Area 448 sq ft – 42 sq m



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