



Underhill, Moulsoford, OX10 9JH

Guide Price £395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

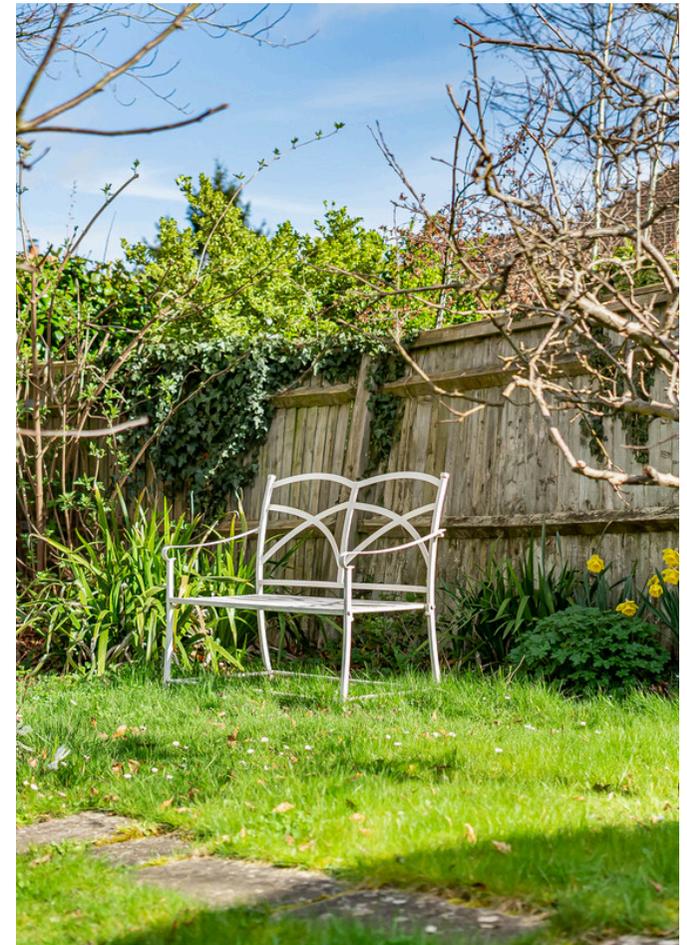
This sympathetically refurbished two bedroom bungalow is located within the heart of the desirable village of Moulsoford and only a few minutes walk down to the river Thames with a good sized rear garden and country cottage style finishes.

You are greeted by a large entrance hall with high ceilings full of natural light. This leads you into the sitting room with a large window overlooking the front garden. With two good sized double bedrooms and a totally re fitted family bathroom with a shower over a full size bath. The country style kitchen is located at the rear of the property with beautiful views of the garden and trees beyond making the perfect haven for someone to enjoy the summer sun.

Outside the property has a large driveway with parking for up to three cars. A small front garden and large rear garden with a patio area and detached garage perfect for storage or possible conversion (Subject to planning).

Some material information to note: - Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available on all major mobile phone providers. The government portal generally highlights this as an unlikely/ very 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.





Key Features

- Two bed country cottage feel bungalow
- Large driveway parking area
- Quiet village location
- Refurbished throughout
- Large family bathroom
- Cosy sitting room with ample natural light



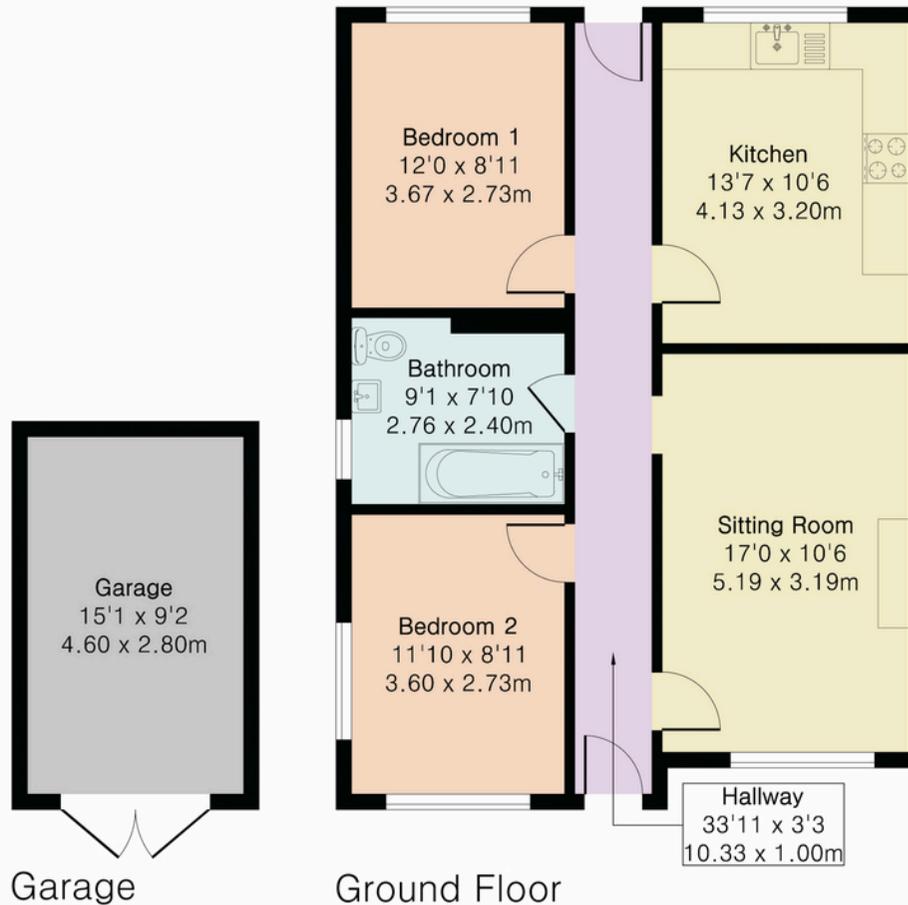
The Location

Moulsford is a charming South Oxfordshire village nestling between the River Thames and the Berkshire Downs, just 2 miles north of Streatley and 4 miles south of Wallingford. The village has The Church of Saint John the Baptist and two highly regarded private schools - Cranford House School and Moulsford Preparatory School. Moulsford is also home to the award winning Beetle and Wedge riverside Inn. Goring station is conveniently located approximately 2.5 miles for commuting to London (56 minutes) and Reading (15 minutes) by train. Reading Station has a fast service to London, Paddington (from 29 mins) with Crossrail (Elizabeth Line) allowing direct access to the City. Cholsey station is also 2.5 miles and is convenient for rail services.



Approximate Gross Internal Area 752 sq ft - 70 sq m (Excluding Garage)

Garage Area 139 sq ft - 13 sq m



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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.

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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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