



Sandy Lane, Southmoor, OX13 5HX

Guide Price £779,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Westside is an individual and beautifully maintained home, offering just over 1,700 sq ft of generous and versatile accommodation, thoughtfully arranged to suit a variety of lifestyles.

Immaculate throughout, the property combines spacious reception rooms, four well-proportioned bedrooms and a practical layout, complemented by ample parking, a garage and several useful outbuildings.

The spacious, triple-aspect living room measures approximately 23'3" x 17'6", allowing plenty of natural light to enter the room. An open fireplace provides an attractive focal point, while the generous proportions offer excellent space for both relaxing and entertaining.

The separate dining room provides a well-proportioned space for dining and entertaining, with decorative wall panelling adding detail and definition to the room.

The generously proportioned kitchen/breakfast room, measuring approximately 15'7" x 14'3", is fitted with integrated appliances and a central island. A separate utility room adds further practicality.

The four bedrooms are thoughtfully arranged off an inner hallway, creating a natural separation from the principal living areas. The main bedroom measures approximately 16'3" x 12'6" and benefits from a dedicated dressing area, built-in wardrobes and an en-suite shower room featuring a large walk-in shower. The remaining three bedrooms offer flexibility for family members, guests or those requiring space to work from home. The family bathroom is fully tiled and fitted with a shower over the bath, completing the internal accommodation.

Outside, Westside benefits from ample parking, a separate garage measuring approximately 17'3" x 9'10" and a selection of useful outbuildings, providing additional space for storage, hobbies or other purposes. These features further enhance the versatility and practicality of this distinctive home.





Key Features

- Individual and immaculately presented home
- Just over 1,700 sq ft of accommodation
- Spacious triple-aspect living room with open fireplace
- Generously sized kitchen/breakfast room with integrated appliances and central island
- Separate utility room
- Principal bedroom with dressing area, built-in wardrobes and en-suite shower room
- Ample parking
- Garage and additional useful outbuildings
- EPC Rsting: C / Council Tax Band: F
- Potential to buy with no onward chain





The Location

Southmoor is a popular Oxfordshire village, offering a good balance of village amenities, surrounding countryside and convenient access to the wider area. The village has a range of everyday facilities, including local shops, a post office, public houses and a village hall, together with a variety of clubs and community activities.

Families will appreciate the presence of John Blandy Primary School, while a wider choice of schools can be found in the surrounding area.

The surrounding countryside offers opportunities to enjoy walking and the outdoors, with attractive rural landscapes and neighbouring villages close by. Nearby Millets Farm Centre provides a popular destination for shopping, food and family activities.

The location is convenient for commuters, with the A420 providing road links towards Oxford and Swindon, alongside connections to the wider road network, including the A34. Local bus services connect Southmoor with Oxford and surrounding towns and villages. Rail services to London and other destinations are available from nearby stations, including Didcot Parkway.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as a very low-risk address for flooding. Buyers are advised to conduct searches to ascertain any planning permissions in place locally which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

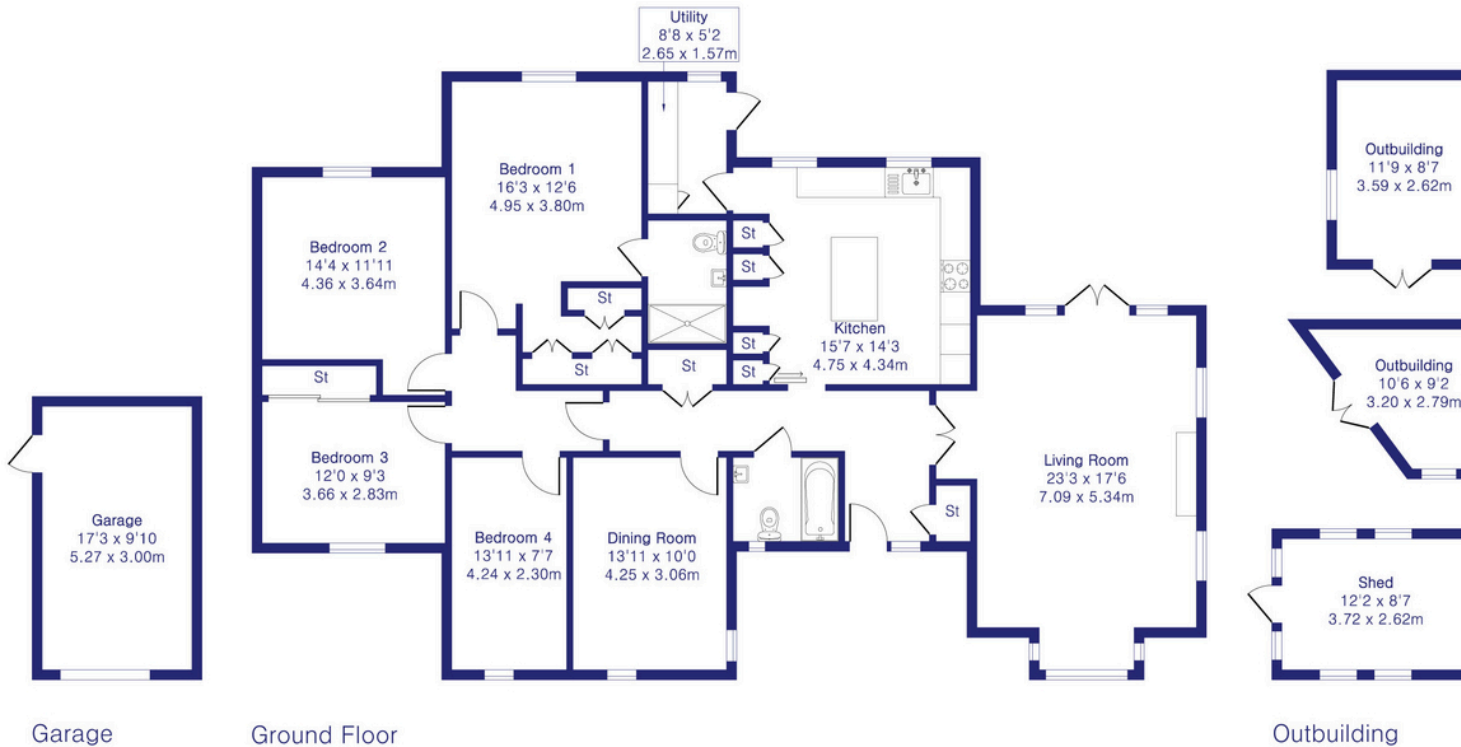


**Approximate Gross Internal Area 1878 sq ft - 175 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1708 sq ft – 159 sq m

Garage Area 170 sq ft – 16 sq m

Outbuilding Area 271 sq ft – 25 sq m



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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