



Dawn View, Moreton
Thame, Oxfordshire, OX9 2HW

Guide Price £1,100,000

RB REASTON BROWN

An Exceptional Newly Built Four Bedroom Home Offering High Specification Living, Striking Open-Plan Space, Countryside Views and a Sought-After Village Setting in Moreton

This beautifully crafted new build in the sought-after village of Moreton offers a superb blend of contemporary design and high-quality specification, creating a light-filled and highly functional family home.

Upon entering, you are welcomed by a bright and spacious hallway, leading into both the sitting room and a separate home office, each enjoying a front aspect.

To the rear, the impressive open-plan kitchen, dining and family space has been thoughtfully designed for modern living. The kitchen, designed by the award winning Et Lorem, includes premium German cabinetry, with striking Dekton worktops and a bronze mirror splash back, complimented by integrated appliances. Large bifold doors from both the dining and seating areas flood the space with natural light and open onto the garden, enjoying views across the surrounding fields. A hidden door takes you to a well-appointed utility room with further storage and side access. This floor is completed with a stylish cloakroom sits centrally, finished with a modern white suite and floating vanity.

Upstairs, a generous landing with a large picture window enhances the sense of space. The principal bedroom enjoys a rear aspect with far-reaching countryside views and a Juliet balcony, alongside a contemporary en-suite. Three further bedrooms are well-proportioned and versatile. The family bathroom is finished to a high standard, featuring marble-style tiling, a freestanding bath and separate shower.

Externally, the property offers a large driveway, electric vehicle charging point and a landscaped rear garden, mainly laid to lawn with a patio. Ideally positioned for access to Thame via the Phoenix Trail, this is a superb modern home in a sought-after setting. EPC TBC, Council Tax Band TBC.

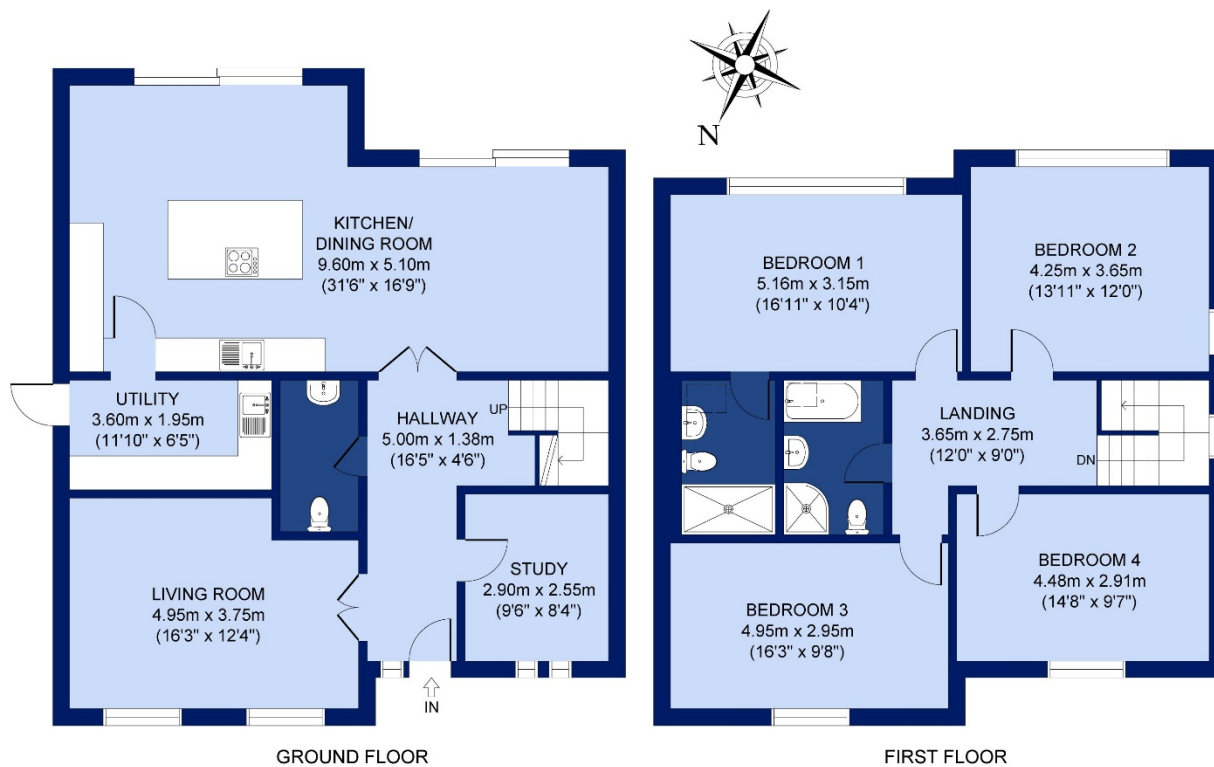
Situation

Moreton is a highly desirable village on the borders of Oxfordshire and Buckinghamshire, approximately two miles from the Market town of Thame. There is a Bridle Pathway which leads to the Oxfordshire, Golf Club, which has gym and spa facilities and an International standard golf course. There is also a foot path to Thame which has gastronomic pubs and restaurants, a recreation ground, three sought after primary schools and Lord Williams's. Secondary school. Thame also has a library, and various churches. The M40 is within easy travelling distance for access to London, Birmingham and the Northern networks. Nearby Haddenham and Thame railway station provides access to London Marylebone in approximately 37 minutes (fast train)

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Viewing is Strictly by Appointment through Reaeton Brown

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