



Storksbill Lane, Southmoor, OX13 5FQ

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





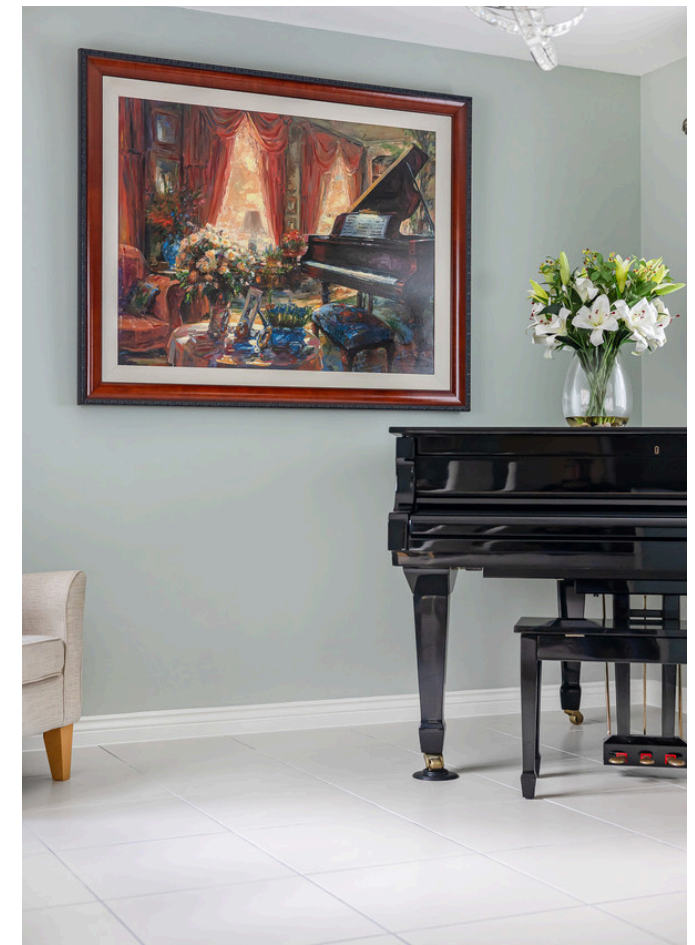
The Property

A beautifully presented and thoughtfully designed four bedroom detached family home, forming part of a highly regarded modern development. The ground floor offers a welcoming entrance hall with cloakroom and a well-proportioned reception room featuring a bay window, ideal for dining or home working. The generous triple-aspect living room is filled with natural light and enjoys direct access to the rear garden. To the rear, an impressive open-plan kitchen/dining/family room provides the true heart of the home, complete with a central island, integrated appliances and ample space for entertaining, with a seamless connection through to the garden.

On the first floor, the property continues to impress with a spacious principal bedroom suite, incorporating a dressing area, built-in wardrobes and a modern ensuite shower room. There are three further well-sized bedrooms, one benefitting from its own ensuite, alongside a stylish family bathroom serving the remaining rooms. The layout is both practical and versatile, ideal for growing families.

Externally, the property enjoys an enclosed rear garden designed for ease of maintenance, with a combination of lawn and patio areas, perfect for outdoor dining and relaxation. To the front, there is a detached single garage and a double-width driveway providing ample off-street parking. The home sits attractively within the development, offering a balance of privacy and accessibility in a well-connected village setting.





Key Features

- Sought-after village location in Southmoor
- Well-presented four bedroom detached family home
- Spacious triple-aspect living room with garden access
- Impressive open-plan kitchen/dining room with island
- Separate study, ideal for home working
- Principal bedroom with ensuite and fitted wardrobes
- Additional ensuite plus modern family bathroom
- Enclosed rear garden, garage and double driveway parking
- EPC Rating B - Council Tax Band F



The Location

Storksbill Lane is perfectly positioned in the heart of Southmoor, a highly sought-after Oxfordshire village that blends quintessentially English charm with modern convenience. This vibrant community offers a wealth of amenities within easy walking distance, including local shops, a post office, the historic Waggon and Horses public house, and the highly regarded John Blandy Primary School, while the popular Millets Farm Centre is just a short drive away.

For those looking beyond the village, the nearby A420 and A415 provide swift access to the dreaming spires of Oxford, the market town of Abingdon, and Swindon. Commuters are particularly well-served by a regular bus service and the proximity of Didcot Parkway, which offers direct rail links to London Paddington in approximately 45 minutes, making this an ideal location for those seeking a tranquil village lifestyle without compromising on connectivity.

Overall, Storksbill Lane offers an appealing setting for families and professionals alike, combining village living with superb access to key transport links and nearby centres.



Some material information to note: Mains gas, mains water, mains electrics, mains drains. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address 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 1998 sq ft - 185 sq m
(Including Garage)**

Ground Floor Area 931 sq ft – 86 sq m

First Floor Area 875 sq ft – 81 sq m

Garage Area 192 sq ft – 18 sq m



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