



Storksbill Lane, Southmoor, OX13 5FQ

Guide Price £675,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





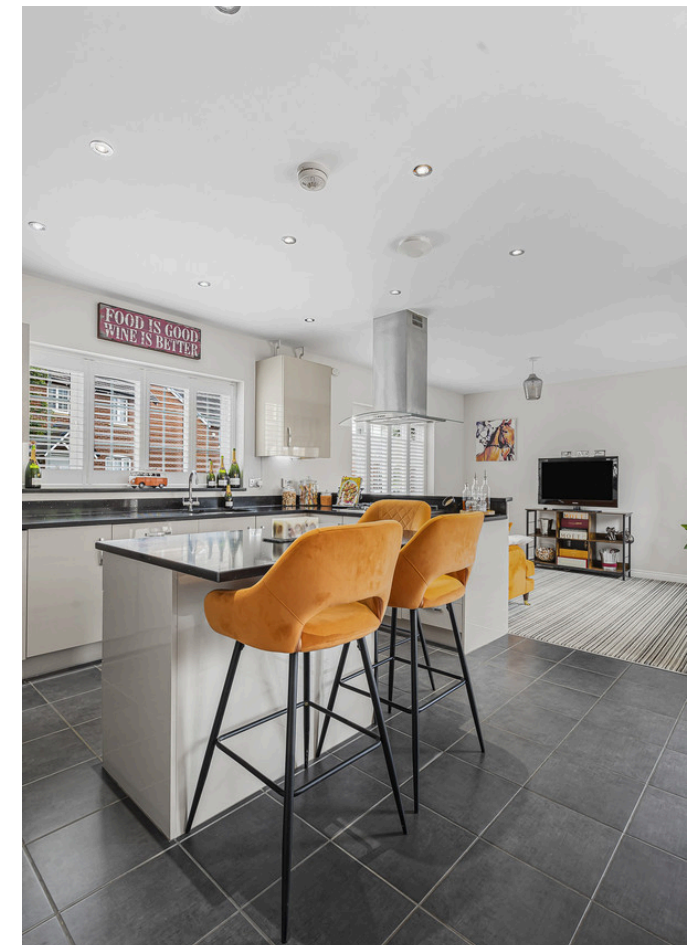
## The Property

The ground floor is thoughtfully designed for modern family living, centred around an impressive kitchen, family, breakfast room featuring contemporary work surfaces, a central island and ample space for dining and entertaining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The spacious triple-aspect sitting room is flooded with natural light and also benefits from French doors opening onto the patio. A separate formal dining room with an attractive bay window provides additional reception space, while a cloakroom and useful under-stairs storage complete the ground floor.

Upstairs, the property offers three generous double bedrooms and a comfortable fourth bedroom arranged around a central landing. The principal bedroom enjoys the luxury of a dedicated dressing area together with an en-suite shower room, while the second bedroom also benefits from its own en-suite. The remaining bedrooms are served by a well-appointed family bathroom, and additional storage is conveniently incorporated into the first-floor layout.

Externally, the home presents an attractive blend of red brick and black timber cladding, complemented by a sheltered entrance porch. A detached double garage and driveway provide excellent parking facilities. To the rear, the enclosed garden has been designed for both relaxation and entertaining, featuring a spacious patio, a well-maintained lawn and a separate decked seating area.





## Key Features

- Four generous bedrooms
- Detached family home in a popular village location
- Principal bedroom with en-suite and dressing area
- Spacious kitchen/breakfast room with central island
- Bright dual-aspect living room with garden access
- Separate formal dining room with bay window
- Detached double garage with driveway parking
- Enclosed rear garden with patio, lawn and decking
- EPC Rating B - Council Tax Band F



## The Location

Southmoor is a well-connected Oxfordshire village offering an excellent balance of rural surroundings and everyday convenience. The village benefits from a range of local amenities, including a convenience store, public house, primary school, community centre and regular bus services.

Ideally positioned for commuters, Southmoor provides easy access to Oxford, Abingdon, Witney and Faringdon, while the nearby A420 links directly to Oxford and the M4 corridor via Swindon. Rail services are available from nearby Didcot Parkway and Oxford stations, offering fast connections to London and beyond.

The area is particularly popular with families, with well-regarded schooling available locally and in the surrounding towns. Residents also enjoy access to an abundance of countryside walks, cycle routes and open green spaces, making Southmoor an attractive location for those seeking village life without sacrificing connectivity.

Some material information to note: Gas fired central heating. 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.



**Approximate Gross Internal Area 1750 sq ft - 163 sq m  
(Excluding Garage)**

Ground Floor Area 904 sq ft – 84 sq m

First Floor Area 846 sq ft – 79 sq m

Garage Area 394 sq ft – 37 sq m



Garage

Ground Floor

First Floor



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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