

PROPERTY AGENTS

**JP**Knight



Dunsomer Hill, North Moreton OX11 9AR



## Dunsomer Hill, North Moreton

A delightful period home believed to date from c.1850 and set in secluded grounds of 1/3 of an acre in the heart of this popular village. Approached via a private tree lined drive there are established gardens to front and rear. It comprises 4/5 bedrooms, 3 bathrooms and 3/4 reception rooms as well as a 17' kitchen/breakfast room. The light and airy accommodation features high ceilings, exposed timbers and beams, large windows, French doors and fireplaces. As well as a village school in South Moreton and a local public house, Didcot Parkway train station is 3.2 miles away.

Accommodation: The property is double glazed with oil-fired central heating to radiators.



## Tenure - Freehold

Entrance Porch: Tiled floor, radiator.

Inner Hall:

Two windows to the front, wall timbers and 2 radiators.

Sitting Room: 14'2 x 14'1

There is a tall window to the front, brick fireplace, exposed timbers, 3 radiators and a 10'5 ceiling.

Dining Room: 17'6 max. x 13'7

Twin French doors and window open to the garden, velux window and 10'7 ceiling. Exposed timbers: airing and storage cupboards. Split level wing with stairs to kitchen and bedroom 1.

Kitchen/Breakfast Room: 17' x 10'2

A bright double aspect room with windows to the rear: twin French doors to the terrace. It is fitted with a range of storage units with granite worktops, Britannia range with extractor hood, dishwasher and microwave. Further appliance space, 2 radiators and tiled floor.





Study: 14' x 6'

Featuring a carved, 11' barrel vaulted ceiling, wood floor, radiator and double aspect.

Family Room/Bedroom 5: 13'3 x 10'1

Aspect over the garden, high ceiling, wood floor, radiator.

Bedroom 1: 14'4 incl. wardrobes x 11'

Set up a half flight of stairs, garden aspect, fitted wardrobes, 10' vaulted ceiling.

En Suite Shower Room: Fitted with a white 3-piece suite, velux and radiator.

Bedroom 2: 11' x 10'8 Rear aspect, exposed brickwork and radiator.

Bathroom: White 3-piece suite, tiling, wood style floor, radiator and window.

Bedroom 3: 12' x 10'8 Brick chimney-breast, front aspect, loft access, radiator.

Bedroom 4: 13' x 10'2 Rear aspect, radiator, wall timbers and wood style floor with a 10'9 ceiling.

Shower Room: White 3-piece suite, tiling, window and radiator.

Outside

The property is approached via a gated, tree-lined drive that leads to a parking/turning area. In front of this is a large area of lawn with mature hedge borders.

Garage: 14'4 x 9'5 Suitable for a small car.

Garden: A lovely feature it has a large area of lawn with banks of mature shrubs to the borders. A tiered terrace runs across the rear of the property. The garden is enclosed by timber and trellis fencing with a gate to the drive. Hidden on the far side is the oil tank and gated front access.





**Directions**

Turn right from our offices, proceed to the traffic lights by Waitrose and turn left and continue for 1.2 miles. At the roundabout proceed straight across onto the A4130, follow this for 2 miles then turn left into Wallingford Road. After 0.8 miles turn left into the High Street, the property is on the left after 0.2 miles.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		45	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



TOTAL APPROX. FLOOR AREA 1815 SQ.FT. (168.6 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.