

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 widow 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.

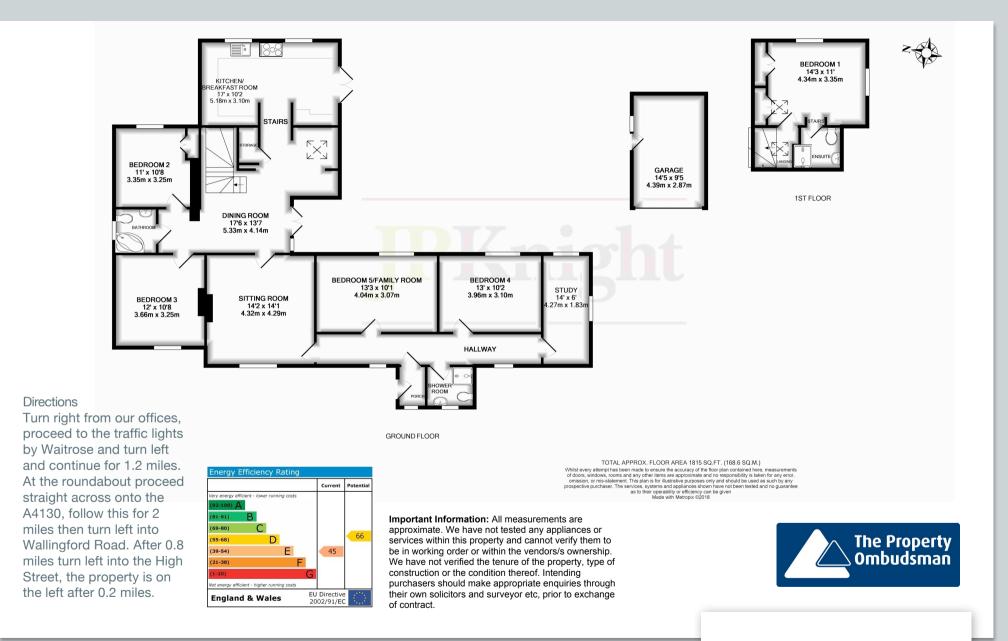
Garage: 14'4 x 9'5 Suitable for a small car.

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.









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