



High Street, South Moreton OX11 9AG



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A beautiful detached Grade II listed thatched cottage believed to date from 1673 with an attached barn conversion: the property now features 4 bedrooms, 2 bathrooms, 3 reception rooms and a kitchen.

Set in the heart of this pretty village surrounded by rolling countryside the house has driveway parking and a side and rear garden.

There is possible further development potential as the owners have secured pre-app approval for a ground floor extension that, subject to final planning and Listed building consents, would provide scope for partial remodelling to provide an entrance hall, larger family style kitchen/diner and a new family room beyond. A plan for the proposed extension will be available at the viewing. The property has the benefit of a recently re-thatched roof and an overhauled central heating system with a recently installed new condensing gas boiler.



Tenure - Freehold

Little did the current owners think they would stay here for so long when originally moving out of London, but this charming, adaptable cottage, the vibrant local area and the excellent overall location have combined to make it a much cherished and highly successful family home for them over the last 35 years.

Kitchen/Breakfast Room: 13' x 8'9"

Window and stable door out to the garden, range of storage units, roll edge worktops and breakfast bar, space for cooker and dishwasher, two integrated fridges, wood style floor, gas boiler, down lighters, shelved cupboards.

Inner Hall: Stairs to landing and cupboard under, radiator, exposed timber.

Cloakroom: Two piece suite, radiator, quarry tiled floor, window.

Sitting Room: 15'1" x 14'3" Fireplace with a pine surround and marble inset and hearth, French doors to the garden and window to the rear, radiator, beamed ceiling and wall timbers.





Dining Room: 14'9 x 10'10 A double aspect room, radiator, painted beamed ceiling, cloaks cupboard.

Family Room: 15' x 11'6 Window to front and door to side, brick inglenook fireplace and brick hearth with bread oven, exposed brick and timber, two radiators, corner display.

2nd Staircase to Landing 2: Radiator, wall timbers and beamed ceiling.

Bedroom 1: 15'7 x 11'6 Front aspect, 2 radiators, wall timbers and ceiling beams, vaulted 9'4 ceiling.

Bedroom 4: 7'4 x 6'10 Window to side, painted beams, radiator.

Bathroom: White 3-piece suite, painted wood floor, wall timbers and beamed ceiling, window, chrome radiator, linen cupboard.

Stairs to Landing: Window, down lighters, radiator

Shower Room/Utility: Shower cubicle and hand wash basin, radiator, space for washing machine and tumble drier, painted wood floor.

Bedroom 2: 14'8 x 13'10 Windows to rear and side, radiator, wardrobe recess.

Bedroom 3: 13'3 x 8'5 Window to side, radiator, wall timbers, wardrobe and vanity unit.

Outside

Gravel drive, raised side bed, beech hedge to front.

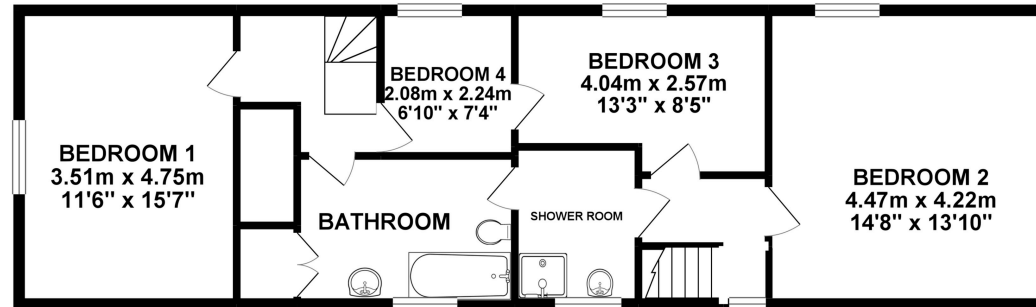
Garden: Paved terrace out to an area of lawn, conifer hedge to front and side, grass bank, timber fence to side, gate to drive.



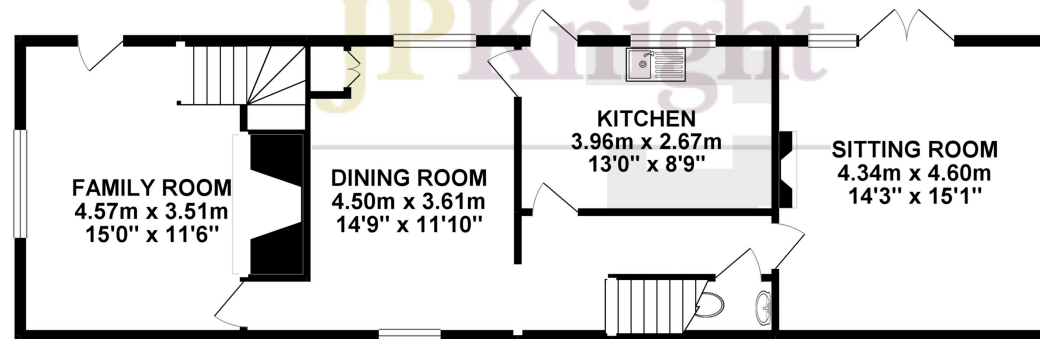
Directions

Turn left from our offices, follow through Market Place and then St Leonard's Square which then becomes Reading Road. Turn right into St John's Road. Follow this out of town, across the roundabout and continue for 2 miles, turn right at the junction to stay on Hithercroft Road, after a further half mile, at the T-junction turn right into High Street. The property will be found along on the right.

1ST FLOOR



GROUND FLOOR



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.

TOTAL FLOOR AREA : 141.68 sq. m. (1525.00 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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