

PROPERTY AGENTS

JPKnight



Underhill, Moulsoford OX10 9JH



Underhill, Moultsford

Set at the head of this no through road in a quiet village setting an unusual, individual detached property in an attractive elevated position. It features driveway parking and a secluded south facing rear garden. The accommodation features a 19' living room with a wide balcony across the front, stylish 14' kitchen/breakfast room opening to the garden, 2 bedrooms and a shower room. The property is double glazed and has gas central heating to radiators.

Tenure - Freehold

Accommodation

The front door opens to:

Living Room: 19'2 x 10'9

A bright room with a full width window to the balcony at the front, feature fireplace recess, large storage cupboard (11'10 x 2'10) and door to staircase.

Internal Hall:

With doors to kitchen, bedroom 2 and the shower room.





Kitchen/Breakfast Room: 14'3 x 13' (irreg. shape)
French doors open to the garden with a side window. Attractive range of storage units with worktops and stainless steel sink. Induction hob, extractor hood, electric oven and dishwasher: down lighters, radiator, cupboard housing gas boiler.

Bedroom 2: 11'1 x 7'10 (max. measurements)
High window to the side, internal high windows for borrowed light, wardrobe and radiator.

Shower/Wet Room:
Fully tiled with floor drain, shower unit, sink and low level wc, radiator, down lighters.

Staircase to 1st Floor.

Bedroom 1: 14'4 x 14'3 into bay (taken at floor level) There are two large dormer windows to the front, the ceiling is 6'2 max., 2 radiators and eaves cupboards.

Outside
To the Front: Driveway parking across the front.

Front Desk: 15'7 x 6'3 With a timber balustrade and attractive views of the street.

Rear Garden: Facing south and very private it extends to a maximum of 35'. There is an area of paving bordered by shingle with some established shrubs and rose bush. Side gate.



Directions

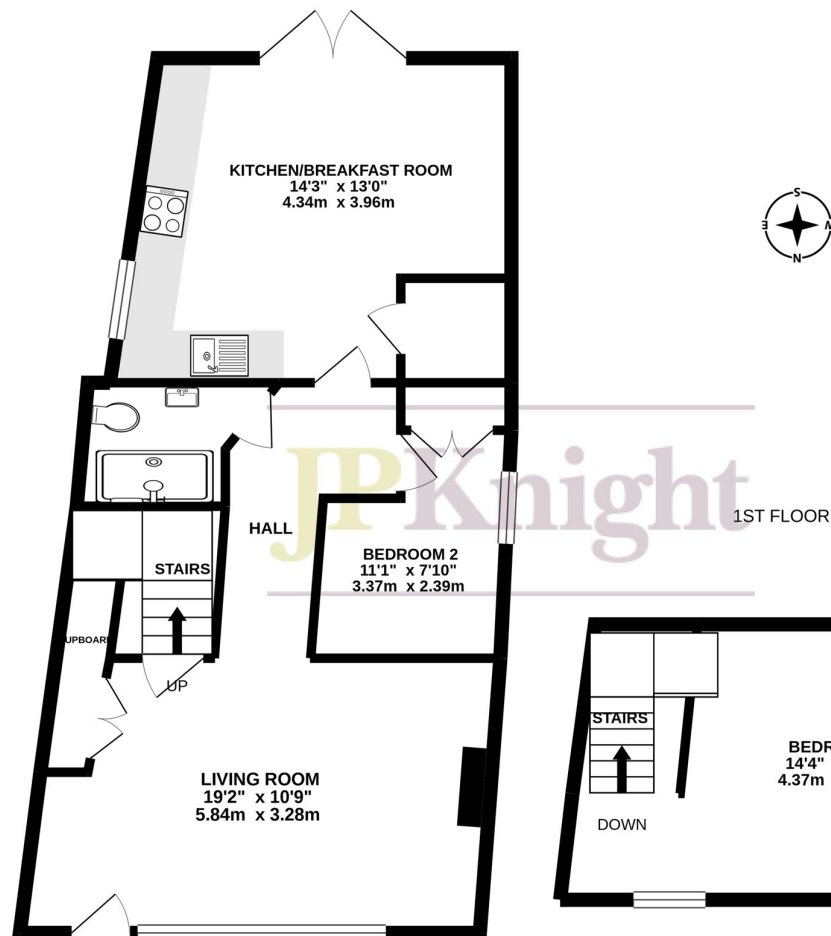
Turn left from our office, through the one-way system and out of town on the Reading Road, follow this road to the roundabout and continue straight across onto the A329. Follow this road for approx. 3 miles (crossing a narrow hump back bridge and past the petrol station) go through the village and take the last right into Underhill, the property is shortly on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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.



GROUND FLOOR



TOTAL FLOOR AREA : 818sq.ft. (76.0 sq.m.) 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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