

PROPERTY AGENTS

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Elm Road, North Moreton OX11 9BB



Elm Road, North Moreton

Located in a quiet road on the edge of this pretty village with wonderful views across acres of open farmland, a most attractive single storey home. The comfortable accommodation includes two double bedrooms, two bathrooms, a 21' living room with feature fireplace and bay window and, overlooking countryside, a large 19' x 14' kitchen/breakfast room. It has driveway parking, an integral garage and a very secluded 46' wide garden that abuts arable land. The property has gas central heating to radiators and is double glazed.

Tenure - Freehold

Accommodation

Entrance Hall: With a light tube, down lighters, radiator, cupboard and airing cupboard.

Living Room: 20'9 x 13'11 max. Wide bay window to the front, feature fireplace with white surround, marble inset and coal effect gas fire. 2 radiators and shelved alcove.

Kitchen/Breakfast Room: 19'5 x 13'11 widening to rear, casement door flanked by wide windows features a view of the garden and fields beyond. Storage units with granite worktops and stainless steel sink, gas hob, extractor hood and electric oven, appliance spaces. Tiled floor, 2 velux windows, 2 radiators, down lighters.





Bedroom 1: 11'10 x 10' Window overlooking the garden and countryside, radiator.

En Suite Bathroom: 10'6 x 6'11 Rear aspect it is fitted with a white 3-piece suite incl. a freestanding roll top bath. Marble tiled floor, up & down lighters and radiator.

Bedroom 2: 11'10 x 8'1 (excl. wardrobes) Full width fitted wardrobes, large bay window to the front, radiator.

Box Room/Study 10' x 4'7

Shower Room: Fitted with a white 3-piece suite, tiled walls and floor, window, radiator and down lighters.

Outside

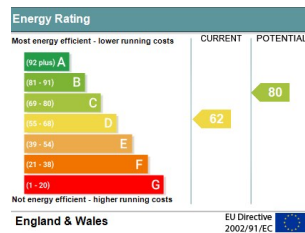
To the Front: Brick piers flank the entrance to a block paved drive with mature hedging and a ranch style fence.

Garage: 15'5 x 7'10 Electric up/over door, light & power and gas boiler.

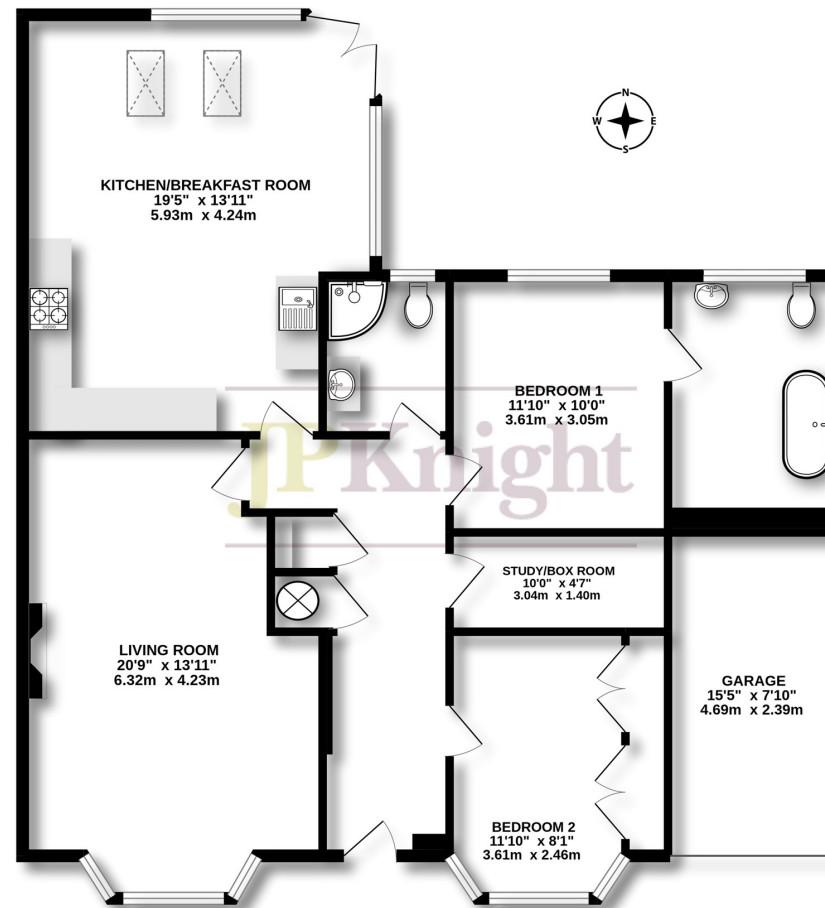
Rear Garden: A lovely feature it extends to 47' in width with a block paved terrace, 2 areas of lawn, flower and shrub borders. There reas timber side fences and trellis fencing to the rear with a lovely outlook across the adjacent field.



Directions: Turn right from our offices and at 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, turn left into Wallingford Road. After 3/4 of a mile turn right into Elm Road, the property is on the right.



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 : 1260sq.ft. (117.1 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