



High Street, North Moreton, OX11 9AT



High Street, North Moreton

A magnificent family home extending to some 3500 sq.ft. and set in grounds of half an acre with fabulous views across rolling countryside at the rear.

The spacious accommodation comprises 6 bedrooms and 3 bathrooms on the first floor, downstairs it has a 25' sitting room, 22' dining room, 20' family room, snug, study and superb kitchen/breakfast room with adjacent utility room. There is extensive parking on the gated driveway at the front, a double garage and established, secluded gardens with a large terrace and well maintained lawn abutting farmland.

Set in the centre of this lovely village close to the local public house with Didcot Parkway train station (London Paddington 40 minutes) just 3 miles away and the centre of Wallingford 4 miles. The property is double glazed with gas central heating to radiators.



Tenure - Freehold

Entrance Hall: Tiled floor, radiator, twin doors to:
Inner Hall: Radiator, stairs to landing with cupboard.
Cloakroom: Low level toilet and hand basin, window, radiator.

Sitting Room: Windows to front and flanking the fireplace which has a white surround, slate hearth, open fire and grate. Radiators, French doors to the Dining Room.

Dining Room: A bright room with a vaulted timber ceiling and wood floor, windows and French doors to the terrace, radiators.

Family Room: A double aspect room with French doors to the terrace, vaulted 12' ceiling with 2 velux windows, wood floor, range of storage units and display shelving, radiators.

Snug: Brick fireplace with a wood mantel and tiled hearth, beamed ceiling, range of book shelving, radiator, tall window to the side.

Study: Window to the front, beamed ceiling, radiator, large cupboard.





Kitchen/Breakfast Room: Attractively fitted with a range of storage units, wood worktops, gas hob, extractor hood, double electric oven, fridge and dishwasher. Island with granite tops and stainless steel sink. Tiled floor, radiator and downlighters. Window and French doors to the garden.

Cloakroom: Low level toilet with hand basin.

Side Lobby: Door to side, tiled floor, airing cupboard, gas fired boiler, door to garage.

Utility Room: Window, range of cupboards, stainless steel sink, appliance spaces, downlighters.

Stairs to Galleried Landing: Window, radiator. Airing cupboard.

Bedroom 1: Window flanked by eaves wardrobes, radiator and wardrobes.

En Suite Bathroom: White four-piece suite with corner bath and bidet, tiling, wood style floor, radiator and window.

Bedroom 2: Windows to the rear, wall to wall wardrobes and radiators.

En Suite Bathroom: Three-piece suite including a tile enclosed bath, tiling and radiator.

Bedroom 3: Rear, wardrobes and radiator.

Bedroom 4: Window to front, radiator, wardrobe.

Bedroom 5: Front aspect, radiator and wardrobe.

Bedroom 6: Window to the front, radiator, wardrobe.

Bathroom: White four-piece suite including a bath and tiled shower cubicle, tiling, wood style floor, window and radiator.

Loft: Part boarded with ladder.

Outside

To the Front: Large gravel drive, bordered by shrubs and plants, enclosed by timber fencing and a brick wall with a five-bar gate to the front.

Double Garage: Electric up/over doors, door to the house.

Rear Garden: A fabulous feature there is an extensive paved terrace with retaining walls and steps to the lawn. The formal gardens are predominantly laid to lawn and interspersed with specimen trees and shrubs, flower borders, with a greenhouse and shed. It is enclosed by timber fencing and features mature Conifer, Oak, Chestnut and fruit trees.



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 2.5 miles, turn left into Wallingford Road. After 3/4 of a mile turn left into the High Street, the property is on the right.

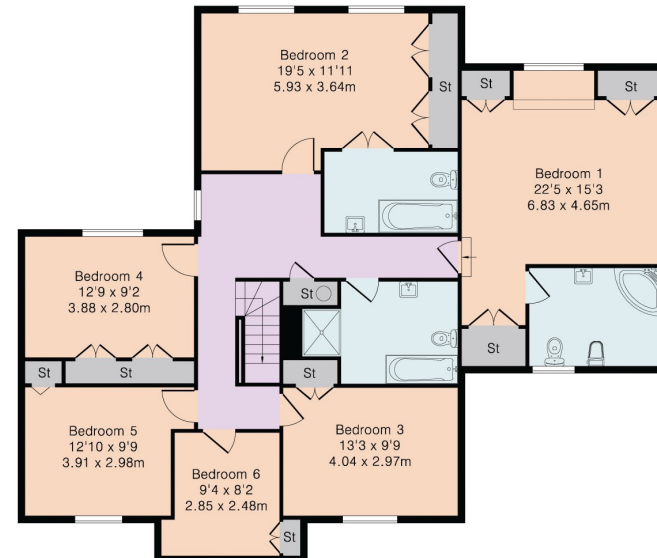
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

Approximate Gross Internal Area 3522 sq ft - 327 sq m
 Ground Floor Area 2118 sq ft - 197 sq m
 First Floor Area 1404 sq ft - 130 sq m



First Floor