



High Street, South Moreton, OX11 9AG
£685,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Nestled in the heart of the popular village of South Moreton, this delightful three-bedroom home offers the perfect blend of countryside charm and modern convenience. Set on a generous plot, the property boasts well-proportioned living spaces and a beautifully maintained garden. The detached self-contained annex, which includes a separate bedroom/office, kitchenette, and bathroom, sits within the exceptionally large front garden and is perfect for visiting family or as a dedicated workspace.

The main house features a welcoming entrance hall, a spacious living room with a feature fireplace, re-fitted stylish bathroom, and a modern kitchen/diner with newly fitted integrated appliances and garden views. On the first floor, there are three comfortable bedrooms and a separate toilet, with the added advantage of granted planning permission to add a bathroom upstairs. Traditional character details are complemented by tasteful updates throughout.

Outside, the rear garden provides a private and tranquil retreat, with mature planting, a patio for outdoor dining, and a good-sized shed.

Other benefits include driveway parking for multiple vehicles, gas-fired central heating, and newly installed UPVC double-glazed windows. For the size, location, and presentation to be fully appreciated, a viewing is highly recommended.





Key Features

- Three bedroom semi-detached family home.
- Newly fitted kitchen with integrated appliances.
- Self-contained annex with shower room, kitchen, and independent electricity supply – ideal for EV charging or solar panels
- Driveway parking for multiple cars.
- Modern bathroom with the addition of planning permission approval to add a further bathroom upstairs.
- Beautifully kept and mature 130ft front garden.
- Situated in the ever popular village of South Moreton.



The Location

South Moreton is an attractive rural village in South Oxfordshire, with an award-winning, community-owned pub, an excellent primary school, nearby gyms and access to superb countryside walks. The property is ideally located within easy reach of Didcot, including train services from Cholsey, and fast Didcot Parkway to London Paddington in around 40 minutes.

The surrounding area is known for its open countryside, ideal for walking and riding, as well as its proximity to the River Thames. Wallingford offers a full range of local amenities including a large Waitrose, doctors and dentist surgeries, and several popular restaurants.

Some material information to note:

Tenure - Freehold. The property is connected to mains has central heating, mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to superfast broadband is available at this postcode. Offcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal generally highlights this as a low flood risk area. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We are not aware of any covenants or easements which would effect the sale ability of the property.



**Approximate Gross Internal Area 1189 sq ft - 111 sq m
(Excluding Outbuilding)**

Ground Floor Area 662 sq ft – 62 sq m

First Floor Area 527 sq ft – 49 sq m

Outbuilding Area 201 sq ft – 19 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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