



# APRIL COTTAGE

NORTH MORETON ♦ OXFORDSHIRE

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NORTH MORETON ♦ OXFORDSHIRE

DIDCOT - 2.5 Miles ♦ WALLINGFORD on THAMES - 3.5 Miles

♦ NEWBURY - 18 Miles ♦ OXFORD - 15 Miles ♦ READING -

16 Miles ♦ GORING on THAMES - 8 Miles ♦ Blewbury - 4 Miles

(Distances approximate)

A delightful well-presented and spacious modern detached house of approximately 1625 Sq Ft with a large garden the plot extends to 0.30 of an acre, with glorious far-reaching views in a charming sought after rural village with an award winning Public House, 'The Bear Inn'.

A Village primary school can be found in neighbouring South Moreton and a well-regarded secondary School in Wallingford, along with Didcot railway station a short drive away provides a mainline rail link to London Paddington in well under the hour.

♦ Flexibly arranged accommodation, extending to approximately 1,625 sq ft, comprising of;

- ♦ Entrance Hall
- ♦ Sitting Room with open fireplace
- ♦ Study
- ♦ Dining Room
- ♦ Kitchen
- ♦ Cloakroom
- ♦ Utility Room

- ♦ Upstairs
- ♦ 4 Good Size Double Bedrooms
- ♦ Family Bathroom with separate shower cubicle

♦ Garage

♦ Gas Central Heating

- ♦ Driveway Parking
- ♦ Rear Patio Terrace with retaining wall and steps
- ♦ Large rear garden backing onto open fields

♦ Gardens & grounds extending to 0.30 of an acre



## SITUATION

The historic villages of North and South Moreton are situated within half a mile of each other both lying in the plain just below the Berkshire Downslands with Blewburton Hill to the South, and Wittenham Clumps and the River Thames to the North, with the surrounding countryside designated an "Area of Outstanding Natural Beauty".

Reputed to be on the route of a Roman road, North Moreton was first documented as a settlement in the Domesday Book of 1086 when Ralf was Lord of the Manor. The church of All Saints mainly dates from 1270 with a 15th century tower, a late Norman Font and an interesting Chantry with an especially fine East window added by Miles de Stapleton commemorating his family who held the Manor from the 13th to 15th Centuries. Miles de Stapleton became Lord of the Manor in 1290 and was an important figure in the Royal Household and Parliament ultimately being killed at the Battle of Bannockburn in 1314. The Manor passed to the Dunch Clan in the 16th to 18th Centuries which family was related to Oliver Cromwell.

North Moreton has a winding main street scattered all along with beautiful old cottages and some fine brick houses of great antiquity with little infilling in recent years, thus its unspoilt olde worlde charm and quiet way of life based on farming and agriculture has been successfully retained.

Today the village continues to enjoy a peaceful and calm existence benefitting from its excellent road communications for the surrounding major towns, especially the expanding Didcot which now boasts a new shopping centre as well as having an important mainline station providing fast commuter services up to London (Paddington).

The M4 and M40 motorways are easily accessible and the fast A34 dual carriageway linking Southampton and the South coast with Birmingham and the Midlands is only a short drive.

Adjoining the village Cricket Green, where incidentally the Cricket Club was founded in 1858 and is still thriving complete with new pavilion, is The Bear Inn an excellent local hostelry. The almost adjoining village of South Moreton also has a highly acclaimed Primary School and in the local area there are a host of well-respected Private and State schools.

## PROPERTY DESCRIPTION

A delightful well-presented and spacious modern detached house of approximately 1625 Sq Ft with a large garden the plot extends to 0.30 of an acre, with glorious far-reaching views in a charming sought after rural village with an award winning Public House, 'The Bear Inn'.

A Village primary school can be found in neighbouring South Moreton and a well-regarded secondary School in Wallingford, along with Didcot railway station a short drive away provides a mainline rail link to London Paddington in well under the hour.

A lovely light entrance hall gives access to all the reception rooms. The sitting room is found on the right-hand side and is a good size with an open fireplace and has a lovely aspect over the front of the property. The Study on the opposite side of the hallway provides a useful space for home working and also enjoys a front aspect, next along on the left side is the cloakroom which is well fitted and a lovely neutral suite. The staircase to the upstairs is in between the cloakroom and the kitchen door. The fully fitted Kitchen is beautifully presented and enjoys views of the rear garden. There are steps up to the utility room at the far end of the kitchen with a back door giving access to the rear garden. There is also an integral door into the good size garage from the utility room.

The dining room is found further down the hallway on the right-hand side and has large patio doors into the garden providing good indoor and outdoor dining space. Upstairs there are 4 large double bedrooms, the master bedroom having a lovely dual aspect. Bedrooms 2 & 3 overlook the rear garden and enjoy far reaching views of the open fields beyond. Bedroom 4 is approached on the other side of the staircase and has good eaves storage. The family bathroom has a separate shower cubicle and is very spacious with a bath, WC and hand wash basin.

## OUTSIDE

The property is situated in a lovely large plot with the gardens & grounds extending to 0.30 of an acre. There is good driveway parking for many cars at the front along with space for a small log store. A pedestrian gate on the right -hand side with adjoining wall and surround encloses the side access to the rear garden. The front access to the garage benefits from double opening doors giving easy access for items to be stored. The rear garden has a sunken patio area which can be approached via the patio doors from the dining room and enabling easy al fresco dining both in and out. There are retaining walls bordering the patio and lawn area and steps lead up to the large lawned garden which is fully enclosed with mature hedges and trees affording great privacy whilst still enjoying a lovely aspect with open fields adjoining the end of the garden. There is a garden shed for useful storage towards the end of the garden.





# April Cottage, Dunsomer Hill, North Moreton, Oxfordshire, OX11 9AR

Approximate Gross Internal Area = 151 sq m / 1625 sq ft

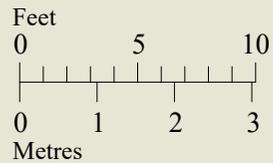
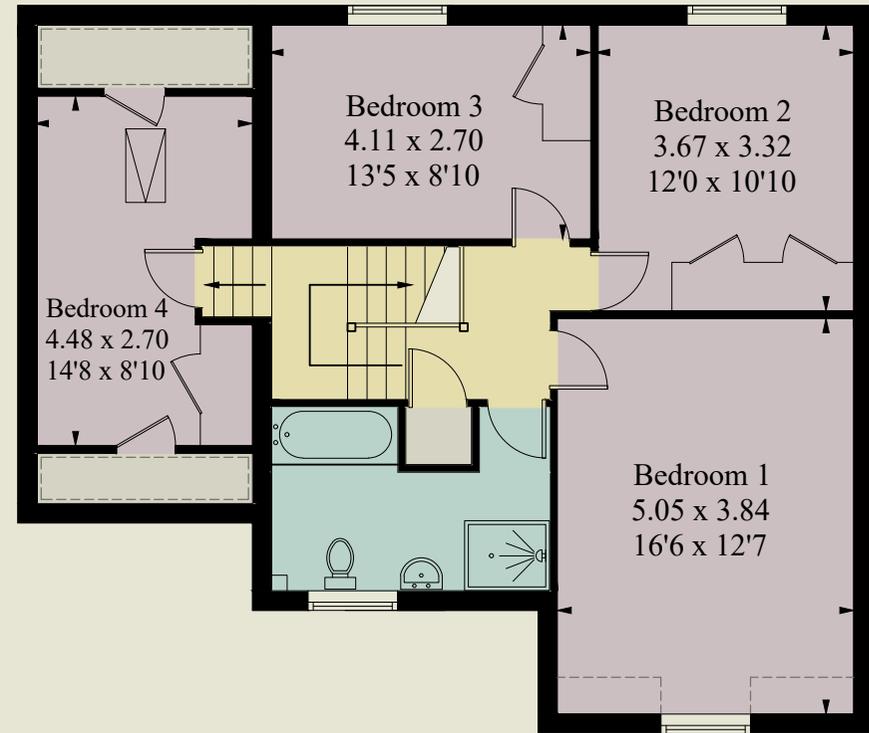
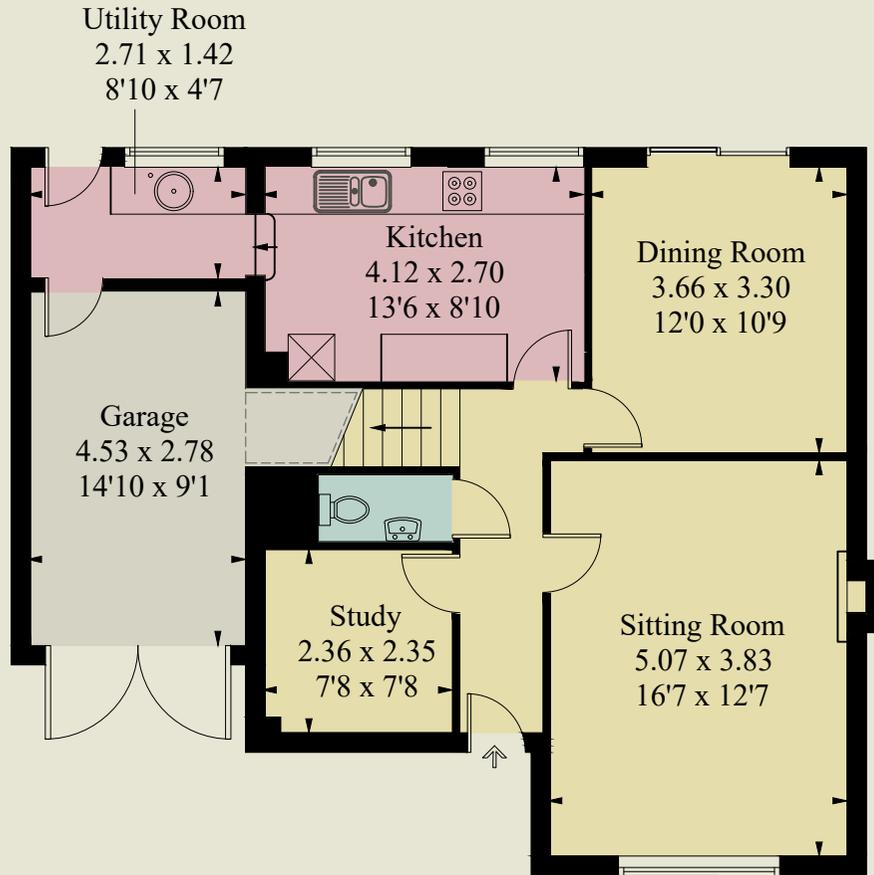
Limited Use Area = 5 sq m / 53 sq ft

Total = 156 sq m / 1679 sq ft



 = Limited Use Area

 = Reduced head height below 1.5 m





## GENERAL INFORMATION

**Services:** Gas central heating, mains water and electricity.

**Council Tax:** F

**Energy Performance Rating:** D

**Postcode:** OX11 9AR

**Local Authority:** South Oxfordshire District Council

Telephone: 01491 823000

## VIEWING

Strictly by appointment through Warmingham & Co

## DIRECTIONS

From our offices turn left and continue over the river bridge and into Streatley and up the High Street to the traffic lights at the crossroads. Turn right onto the Wallingford Road and take the next left into Wantage Road. Continue on this road until you see a right-hand turn; sign posted for Aston Tirrold. Take this right turning and follow the road around and through Aston Tirrold, turn right at the Chequers public house, and past the small garage continue straight ahead. Continue on this road arriving eventually in South Moreton, drive through and over a narrow bridge arriving at Dunsomer Hill, the property is found a short way along on the left hand side.

## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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