



**Sherwood Cottage, Dunsomer Hill,
South Moreton, Oxfordshire, OX11 9BU**

Sherwood Cottage, Dunsomer Hill, South Moreton, Oxfordshire, OX11 9BU.

- A landmark newly built country residence comprising around 7000sq ft and 6 bedrooms on the edge of South Moreton village.
- 3.1 acre predominantly lawned plot.
- Breath-taking panoramic views over rolling Oxfordshire countryside.

A landmark home built in 2020 in the most private setting on the edge of South Moreton village comprising 7000sq ft of grand accommodation sitting centrally within a plot of 3.1 acres, and offering breath-taking panoramic views over Oxfordshire Countryside.

The theme of this genuinely 'one off' home centres around striking room sizes of almost unrivalled proportions, including three beautifully finished 30ft reception rooms; all with garden access, a 3000sq ft sun terrace/patio, and a 57ft basement which offers exceptional flexibility for a gym, bar, and cinema area.

The basement, built from Caltite concrete, also has a self-contained glass office with large light wells. The home offers a stately entrance hall with solid birch staircase, and landing which leads to 6 bedrooms and 6 high specification bathrooms; including a statement master suite with 20ft balcony which, in our view, has been a particularly crucial addition to enjoy the amazing views. The property benefits from a 3.1 acre plot which is predominantly lawned, and flat, which is quite uncommon for this area. An enormous driveway and significant grounds offer excellent scope for garaging, outbuildings, or swimming pool.





The house sits in an 'Area of Outstanding Natural beauty (AONB)'. Other benefits of this home and sale include underfloor heating throughout the downstairs, Duravit sanitary ware, and the option of a no onward chain transaction. This country house has been built in appreciation of its idyllic location and the immediate rural views. In our opinion, there has been very little on the market locally in recent years which compares to Sherwood House in terms of size, views, and location To be fully appreciated, it must be seen.

South Moreton is an attractive, rural South Oxfordshire village with award-winning local pub close by, an excellent primary school and superb country walks.

- Completely unique 57ft basement ideal for gym, bar, games or cinema room.
- Excellent access to London via Didcot Parkway train station (London Paddington in 40 minutes)
- Beautifully finished throughout.
- Extensive driveway offering enormous opportunity for garaging or outbuildings.
- Statement master suite with 20ft balcony capturing the amazing views.
- 6 high specification Italian porcelain tiled bathrooms.
- Local Authority: South Oxfordshire District Council
- Council Tax Band: G
- Tenure: Freehold



The property is ideally situated within easy reach of both Wallingford and Didcot centres including the main line commuter service from Didcot to London Paddington in approximately 40 minutes. The local area is renowned for its open countryside which has excellent walking and riding, also the nearby attractions of the River Thames.

Wallingford has a full range of daily amenities and services including a large Waitrose, doctors and dentist surgery and several good local restaurants.

There is also an excellent choice of schools nearby including Abingdon School, St Helen and St Katharine, Our Lady's Convent, Radley College, Pangbourne College, Moulsford Preparatory School, The Manor Preparatory School, Abingdon Preparatory School, along with Cothill, Chandlings, the European School at Culham, Headington, St Edwards, Oxford High, the Dragon and other Oxford schools.





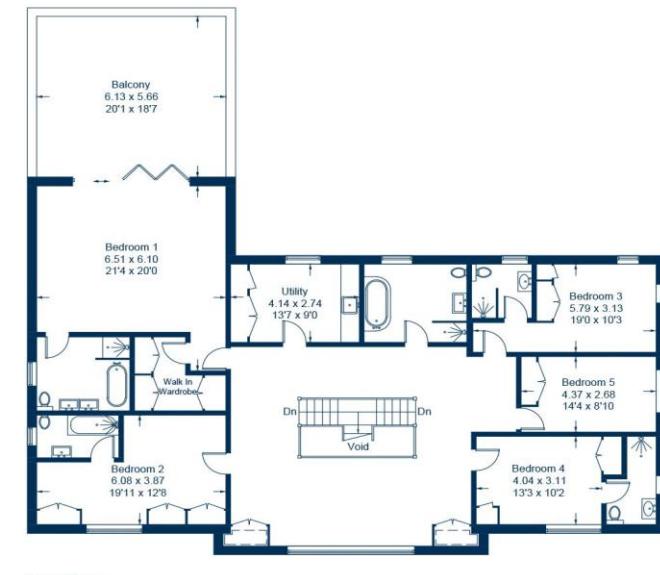
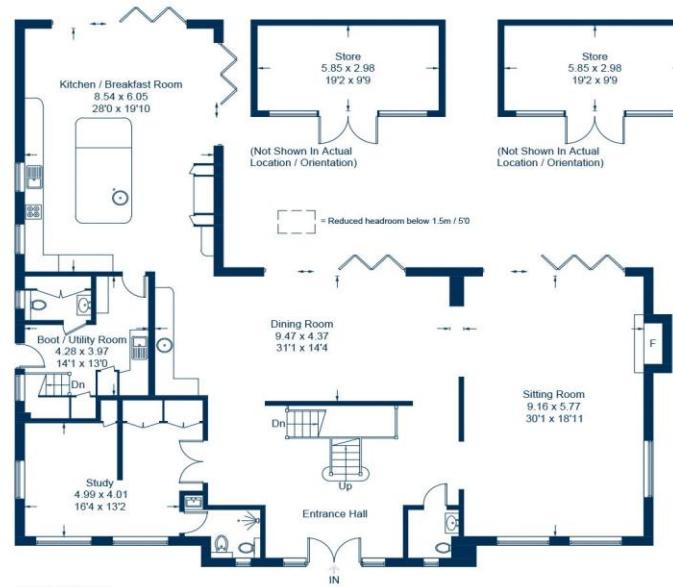
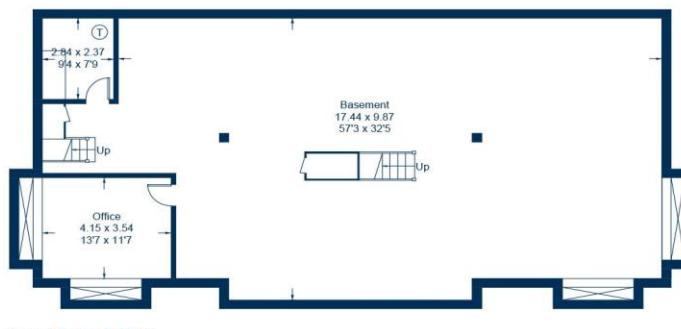
103 Broadway, Didcot, Oxon, OX11 8AL

didcot@thomasmerrifield.co.uk

Tel: 01235 813777



Approximate Gross Internal Area
 Lower Ground Floor = 196.2 sq m / 2,112 sq ft
 Ground Floor = 245.5 sq m / 2,642 sq ft
 First Floor = 202.1 sq m / 2,175 sq ft
 Stores = 35.1 sq m / 378 sq ft
 Total = 678.9 sq m / 7,307 sq ft
 (Excluding Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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