



**North Farm, Wallingford Road,
North Moreton , Oxfordshire, OX11 9BE**

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North Farm was built in 1948 in a unique rural setting on the edge of the village of North Moreton in formal gardens and paddock amounting to 2.75 acres in total.

The property has remained in the same family ownership, now in second generation and has been beautifully maintained, extended and updated over the years. North Farm is arranged over three floors with four double bedrooms, two generous reception rooms, a study, kitchen breakfast room and utility. The House offers huge potential for significant enlargement if desired.

The gardens are a particular feature extending to 3/4 of an acre surrounded by a host of specimen trees ensuring complete seclusion and includes a large wildlife pond (enclosed for child safety). Within the ground is a variety of brick stores together with a large workshop, garage and covered parking area. The 2 acre paddock lies to the South of the house and is laid to pasture. The property is particularly well presented and features oil central heating (a new external boiler was installed approx. 3 years ago) double glazed UPVC windows in the original style, and a private drainage system (recently surveyed).

North Farm is situated on the edge of the village, on the border of North Moreton & Brightwell-cum-Sotwell, the house is set back and concealed from the road (A4130). The local towns of Didcot (2 miles) and Wallingford (1.8 miles) are both close at hand with an excellent range of shopping facilities and a main line rail connection to London (45 minutes) at Didcot and a variety of independent shops and restaurants at the Thameside market town of Wallingford.





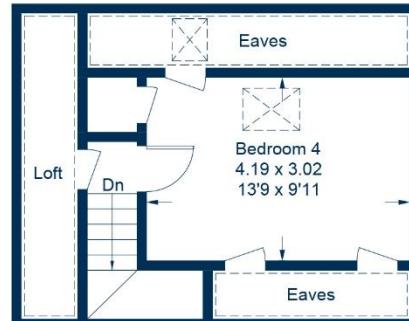
- Handsome 4 bedroom house set in 2.75 acres
- 2/3 reception rooms
- 2 acre paddock
- Oil central heating with external boiler
- Utility room
- Complete seclusion
- Extensive driveway
- Garaging & outbuildings
- Mature 3/4 of an acre gardens with pond
- Local Authority: South Oxfordshire District Council
- Council Tax Band: F (£3014.07 2022/2023)
- Tenure: Freehold

Approximate Gross Internal Area
 Ground Floor = 77.2 sq m / 831 sq ft
 First Floor = 58.4 sq m / 629 sq ft
 Second Floor = 17.2 sq m / 185 sq ft
 Outbuilding = 42.7 sq m / 460 sq ft
 Total = 195.5 sq m / 2,105 sq ft
 (Excluding Eaves / Loft)

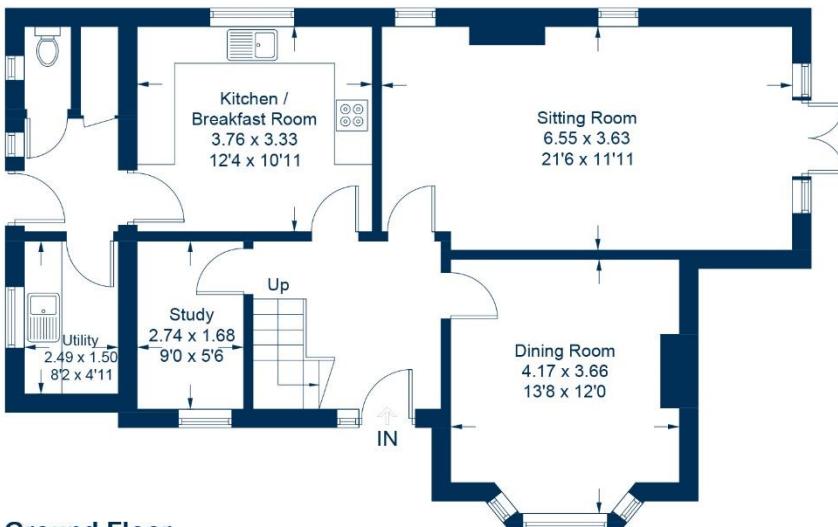
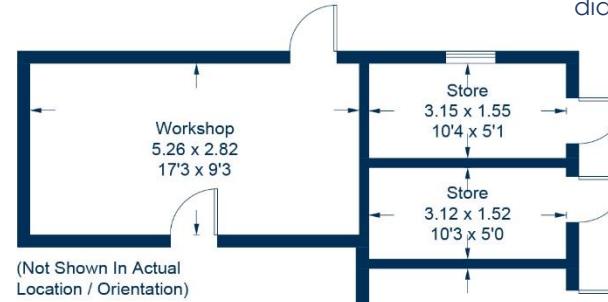


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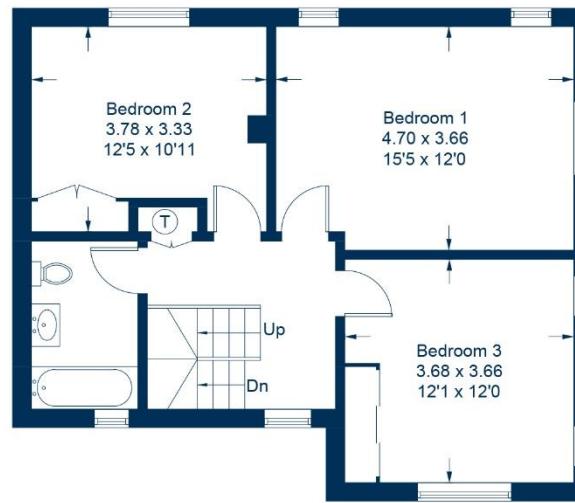
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Second Floor



Ground Floor



First Floor

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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