

Gothic Lodge • South Moreton • Oxfordshire



Dudley
**Singleton
& Daughter**
The Country Agent

Gothic Lodge • South Moreton • Oxfordshire

Didcot town centre 2.2 miles • Didcot Parkway 3 miles •
Wallingford 3 miles • A34 10 minutes drive
(all distances and timings are approximate)

928 sq ft / 86 m² (all measurements are approximate)

A delightful 2 bedroom semi-detached house, part of a very pretty Victorian cottage built in 1811 for the church as the village primary school.

The front entrance has a gothic arch, typical of the period. The porch is flanked by stone mullion windows on each side and there is a fine example of a further stone mullion window which can be seen within the interior to the sitting room and main bedroom.

There is a small south facing garden area measuring approx. 8' x 9' which could be used if required, to include a small table and chairs and BBQ area, with perhaps the introduction of a picket gate to the front wall. It should be noted this is the only garden area which belongs to the property.

South Moreton has a thriving village community, whilst benefiting from being in close proximity to tremendous shopping facilities and amenities in both Didcot and Wallingford. Didcot Parkway offers fast train links to London Paddington, Oxford and Reading for commuters.

Special features:

- Kitchen/dining room will easily hold a table to seat 6 people, there are a number of cream painted cupboards and drawers, wide working surfaces, sink unit with mixer tap, large window overlooking the front, fitted Baumatic stainless steel cooking range with double oven, 5 ring ceramic hob, stainless steel and glass extractor over. Centrally positioned is an original red brick chimney breast and hearth, the fireplace fitted with a multi fuel woodburning stove. There is a large understairs storage cupboard
- Gothic Lodge has been a wonderful home for more than 30 years and more recently let out
- Potential above the utility room/ hall/ store to put a bathroom upstairs (subject to LAPP)
- Throughout the property there are high ceilings with lovely old windows giving lots of light
- Both bedrooms are doubles with fitted wardrobes

- Bathroom has a thermostatically controlled shower unit over the bath and has been re-fitted to a high standard of recent times
- Unusually for a cottage of this size there is a separate utility room and boot room
- Small area to the right of the entrance porch which is enclosed and might be a useful area for bicycles, prams etc
- In the sitting room, to one side of the staircase, there is a fitted desk unit
- Utility room has plumbing for a washing machine, work surfaces, a stainless-steel single bowl sink unit and quarry tiled floor
- Staircase rises gracefully to a half landing with a Velux window and on the landing there is a large airing cupboard
- Boot room is an excellent storage area, and houses the Vaillant gas boiler
- All the windows except 2 small windows within the boot and utility room are double glazed
- Majority of ground floor walls have been insulated

Summary of accommodation: Entrance porch, entrance lobby, utility room, boot room, sitting room, kitchen/dining room, ground floor bathroom, 2 bedrooms on the first floor.

Gardens: Small courtyard garden. Enclosed area for bicycles/bins etc.

Local facilities: South Moreton is a popular village, with a community run pub The Crown, a village green with children's playground and a boxing & fitness club.

The countryside surrounding South Moreton is noted to be of outstanding rural beauty and footpaths are within easy access enabling very pretty walks through open countryside. This is also excellent riding country with the nearby Downs giving access to gallops, bridle paths and the Blewbury Riding Centre for the equestrian enthusiast.

Didcot Parkway is a mainline station offering superb commuter links to London Paddington, Oxford and Reading (Crossrail). The A34 is only a 10 minutes' drive, offering easy links to both the M4 and the M40.

Schools: South Moreton has its own primary and pre-school. The village is inside the catchment area for Didcot Girls School which is Ofsted rated as outstanding, and St Birinus (Didcot boy's school).

Directions: Upon entering South Moreton with the Crown Public House on your left, proceed along the High Street, the property will be found on the right hand side after the school.

Post Code: OX11 9AD

Tenure: Freehold

EPC Rating: E

Services: Mains water, drainage, electricity, gas.

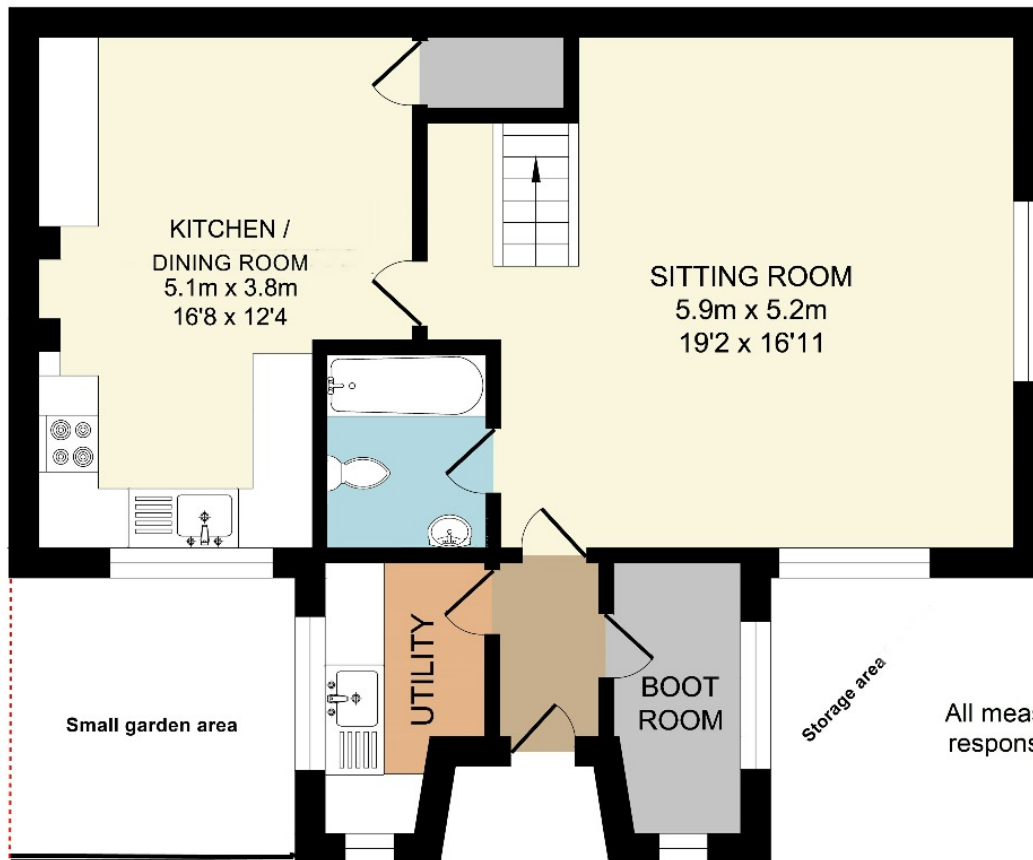
Local Authority & Tax Band: South Oxfordshire, Band B.

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.

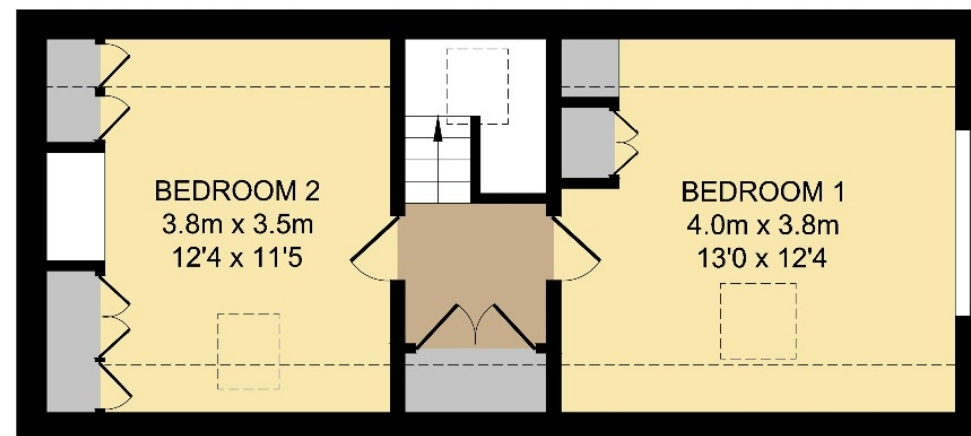


Your attention is drawn to the important notice on page 3

GROUND FLOOR



FIRST FLOOR



TOTAL APPROX. FLOOR AREA 86.0 SQ.M. (928 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale. www.singletonanddaughter.co.uk

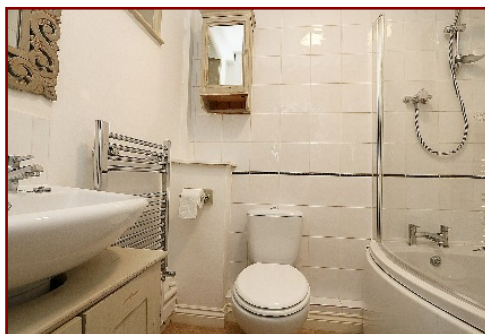


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