

1 Alders Cottage
Wallingford Road, North Moreton,
Oxfordshire, OX11 9BA

JAMESGESNER
- ESTATE AGENTS -







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OIEO £375,000 FREEHOLD

This beautifully presented, late18th Century, fully refurbished cottage is situated within the picturesque village of North Moreton, with driveway parking for up to two/three cars, a large rear garden and the benefit of being offered with no onward chain.

On entering the property, the entrance hallway leads you through to a newly decorated and carpeted, light and spacious reception room with a bay window and a usable feature fireplace once swept. Following on through to the hall, you will find a useful lobby with a door leading out onto the garden and a ground floor bathroom which features a newly fitted suite with a shower over the bath. The modern kitchen is fitted with a brand-new kitchen with plentiful storage cupboards, integrated appliances, a butler sink, induction hob/extractor fan and wooden work tops along with wood effect flooring.

Upstairs comprises; two double bedrooms, the master overlooking the front of the property with a view of the village church and the second bedroom with a built in storage cupboard.

This stunning cottage benefits from being fully refurbished throughout, including fitted with brand new carpets, has uPvc double glazing and modern electric heating. One of the properties main selling features must be the position within the village and the secluded north facing garden with its gravel and patio area.

The gravel driveway to the front and side of the property provides parking for up to two/three cars and the grassed area can be used for addition parking if required if not kept as a cottage country garden. There is ample opportunity to extend this property at the rear to make it even more desirable to offer ample living space and potentially an extra bedroom and upstairs bathroom subject to planning permission.



Nestled in the heart of South Oxfordshire, North Morton is a quintessential English village, brimming with charm and tranquillity. With its honey-coloured stone cottages, narrow country lanes, and views across rolling farmland, it feels like a step back in time. The welcoming village pub, The Bear, that dates back to the 16th Century, offers a warm and inviting atmosphere with high quality food and locally brewed beer and is popular with local residents throughout the year.

Just a short distance from Didcot and with easy access to the Oxfordshire countryside, this peaceful haven is perfect for those seeking quiet charm, scenic walks, and a strong sense of community. Didcot Parkway is approximately two miles away, offering excellent commuter links to London Paddington in under 50 minutes. The M40 and M4 are also within easy reach..











GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.

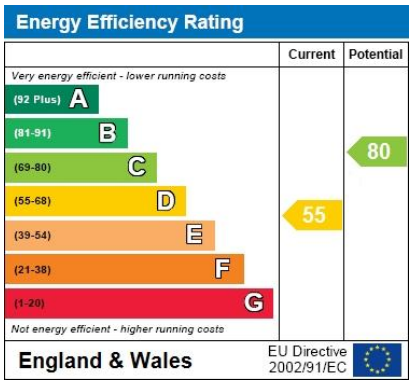
1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



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TOTAL FLOOR AREA : 713 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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