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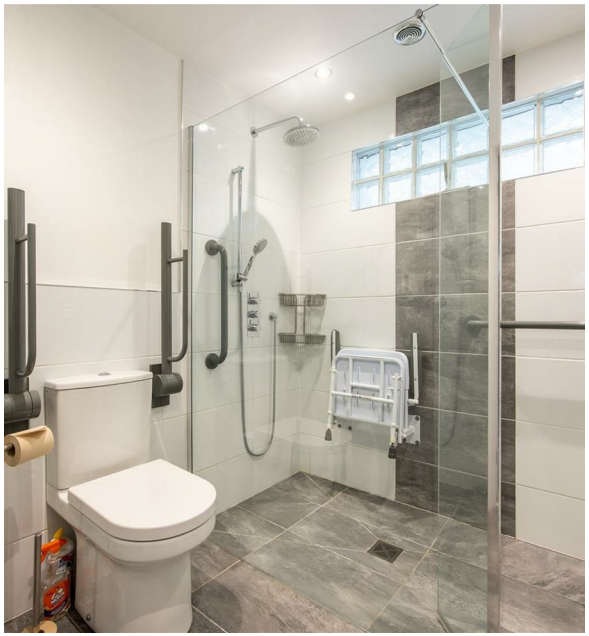


1 Moorelands Heyford Road, Somerton, OX25 6LN

Guide Price £375,000

A cut above the rest with many upgrades. Great condition, great natural light, a lovely extension and delightful gardens.







Cleverly extended bungalow presented in excellent condition with modern fittings throughout plus a wonderful vaulted extension & wet room. Up to three bedrooms, wood burner, kitchen & utility, driveway parking, and a beautiful landscaped garden. Lovely village, amenities nearby. NO CHAIN

Somerton village offers a rare mix of countryside seclusion and easy access to all amenities, sitting amidst the wonderful rolling countryside of the Cherwell valley. The village dates back to Saxon times, also mentioned in the Doomsday Book, and the Church of St James dates back in part to at least 1074. There are many local activities, a number of which revolve around a fine village hall, rebuilt with lottery money in 2008. And nearby various villages including Upper Heyford, Deddington, Kirtlington etc offer a wide variety of food shops, pubs, a library, health centre, primary school and monthly markets. Within a short drive are rail (40 mins Bicester North to London Marylebone) and road links to all points of the compass. And excellent schooling, both state and private, is within easy driving distance. It is the epitome of tucked away and connnected.

Almost hidden from view behind a mature front hedge enclosing a very pretty front garden, this house has been lovingly updated and extended in recent years. The layout is pleasingly flexible, allowing use of up to 3 rooms as bedrooms as the extended part to the rear is a wonderful, vaulted ceiling space with a gorgeous view down the beautifully landscape gardens. With updating done so recently, there really is nothing you need to do but move in and enjoy.

The gates to the front open to a driveway to the rear of which a gate leads to a path past the utility room to the back garden. There is a delightful, pleasantly landscaped front garden with a mix of paving, lawn and mature borders, the perfect spot to sit and watch the world go by. The front door opens into a central hallway, with rooms off to either side and the rear. As previously mentioned, the layout is very flexible.

On the right, bedrooms front and rear are similar in size, one featuring an outlook over the front garden and the other offering the first glimpse of the wonderful gardens and view to the rear in addition to providing a lot of fitted storage. These rooms are all served by a very smart walk-in shower/wet room complete with a fitted fold-down seat and various hand rails.

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Opposite, the living room is a larger space, overlooking the front garden and equipped with a wood burning stove, perfect for cozy winter days. Note, while this is currently connected to the kitchen behind, should one wish to use it as a third bedroom the layout could be easily reconfigured to separate it. But currently, the living room connects direct to a rather pleasant modern kitchen behind. An extensive range of units combined with long work tops make this practical and easy to use. A double oven, large fridge/freezer and gas hob are all in place alongside a sink placed perfectly to enjoy a view down the garden. And next door the boot/utility room is a welcome extra that houses a modern boiler in addition to washing machine, dryer and a slimline dishwasher.

But the main event is very much the extension to the rear. With a vaulted ceiling and a view down the garden, this is a fab room. The proportions are generous hence it will accommodate a large suite with ease, and the high ceiling flatters the generous feeling of space still further. The design feels stylish and roomy to equal degree, with the only downside being the other reception is probably used rather less than it should!

Outside, we have spoken already of the front garden. The rear is a wonderful area with so much to see and do. A terrace next to the vaulted living room is the perfect spot for relaxing in the sun. a couple of steps lead down to a further terrace behind the house. Thereafter, the lawn is flanked to either side with beds containing a wide range of flowers, shrubs, even rhubarb and rosemary. A covered swing seat to one side offers a moments rest before heading down between topiaries hedges to the second half of the garden...

Lovers of ponds will find happiness here. The fish were playing among the water lilies upon our visit, a relaxing feature set central to an area containing more topiary along with a large shed for all the usual tools. The whole rear garden strikes a clever balance between offering a lot to see and enjoy without the maintenance being overwhelming. There are few bungalows of this type that offer such a fine outdoor space.



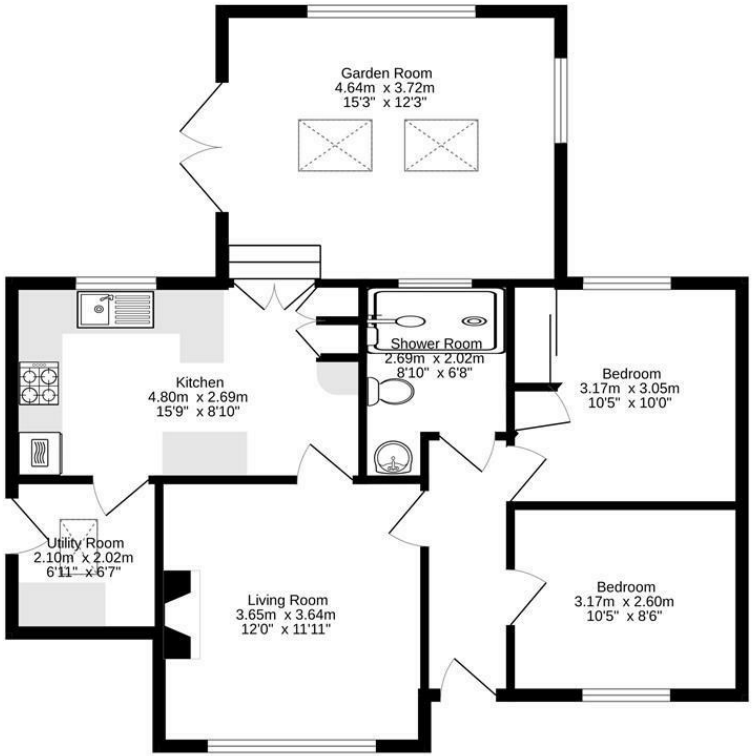








Ground Floor
73.9 sq.m. (795 sq.ft.) approx.



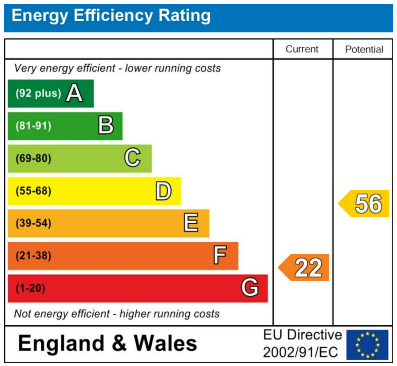
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TOTAL FLOOR AREA : 73.9 sq.m. (795 sq.ft.) approx.

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Material Information QR Code:





- Quiet, secluded, peaceful
- Second reception/bedroom
- Ample, modern kitchen
- Beautifully upgraded/extended
- Two main bedrooms
- Separate utility room
- Vaulted ceiling living room
- Large wet room shower
- Driveway parking

Mains water, electricity, oil CH
Cherwell District Council
Council tax band D
£2,619.26 p.a. 2026/27
Freehold

to discuss this property or to arrange a viewing please call, or drop us a line
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