



Moor Lane  
South Newington



ROUND & JACKSON  
ESTATE AGENTS





# Langdale, Moor Lane

South Newington, Oxon, OX15 4JQ

£610,000

A four bedroom detached family home located in an idyllic position and adjoining open countryside within this sought after and pretty village.

## The Property

Langdale, Moor Lane, South Newington is a detached four bedroom family house which is pleasantly located in a picturesque setting within this sought after village backing on to open countryside. On the ground floor there is a spacious hallway, a dual aspect sitting room, a dining room, a cloakroom and a kitchen/breakfast room. On the first floor there is a large landing, four bedrooms and the family bathroom. To the front of the property there is a pretty lawned garden with a pathway to the front door and there are two off road parking spaces and a single garage. To the rear there is a beautifully landscaped garden which has some lovely views of the adjoining countryside at the side and rear.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

A spacious entrance hall with parquet flooring and stairs to the first floor.

## Sitting Room

A dual aspect room with double doors to the rear garden and a fireplace with wood burning stove.

## Dining Room

Ample space for a dining table and chairs and a window to the rear.

## Cloakroom

Wash hand basin and W.C.

## Kitchen/Breakfast Room

Fitted eye level cabinets and base units and drawers with work surfaces over, one and a half bowl sink and draining board, four ring hob with extractor and single oven. Space for a table and chairs, fridge/freezer and washing machine. Boiler room and door to side passage.

## Side Passage

A useful space with a door to the garage and access to the front and rear.

## First Floor Landing

A spacious landing with a hatch to the loft space, an airing cupboard and doors to all first floor accommodation.

## Bedroom One

A double room with a built in wardrobe and a window to the rear.

## Bedroom Two

A double room with a window to the rear.

## Bedroom Three

A double room with a window to the front and a built in wardrobe.

## Bedroom Four

A double room with a window to the front.

## Family Bathroom

A large family bathroom fitted with a white suite comprising a panelled bath with a shower over, a wash hand basin and W.C.



### Outside

To the front of the property there is a pretty lawned garden with a pathway to the front door. There are also two parking areas and a single garage to the side. The rear garden backs onto open countryside and has beautiful far reaching views. Predominantly laid to lawn with well stocked flower and plant borders and established trees and adjoining the house is a large paved patio which is ideal for outside dining and entertaining.

### Garage

A single garage with power and light connected.

### Directions

Leave Banbury on the main A361 and head towards Chipping Norton. Drive directly through Bloxham and turn right at the mini roundabout. Continue past the petrol station on your left. Continue for around two miles until you arrive at South Newington. Take the left turning opposite The Duck on The Pond public house and continue around the left hand bend into the village. Bear left into Moor Lane and continue for approximately 200 yard and take the left hand turn into the private road where the property will be found at the end of the road.

### Situation

South Newington is pretty and popular village located 5 miles south-west of Banbury. Within the village you will find St Peters Church, a village hall and childrens play area. The popular Duck on the Pond public house is under new management and has an excellent reputation for fine dining. Bloxham is just 2 miles away and offers a wide range of amenities including shops, three public houses, a stunning parish church, post office, a doctors and dental surgery and a regular bus service. There are both primary and secondary schooling with 6th form and the world renowned Bloxham boarding school. Banbury is just 5 miles away, Chipping Norton 8 miles, Oxford 26 miles. From Banbury Oxford is just 17 mins away by train and London, Marylebone just 55 mins, Soho Farmhouse is under 3 miles away.

### Services

All mains services connected with the exception of gas. Oil fired central heating.

### Local Authority

Cherwell District Council. Tax band F.

### Tenure

A freehold property.

### Viewing Arrangements

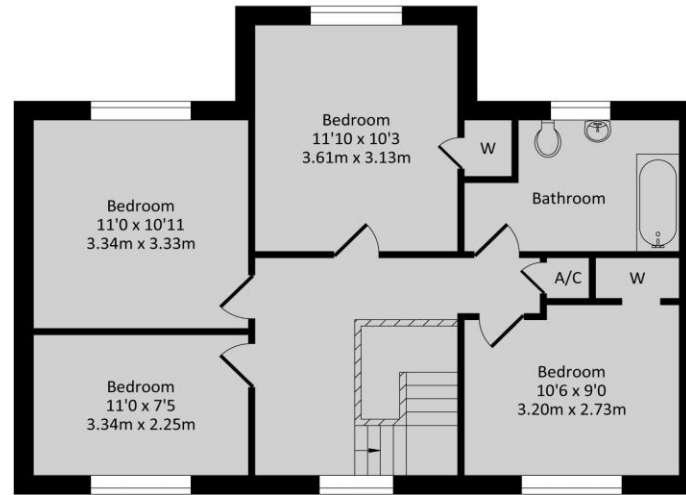
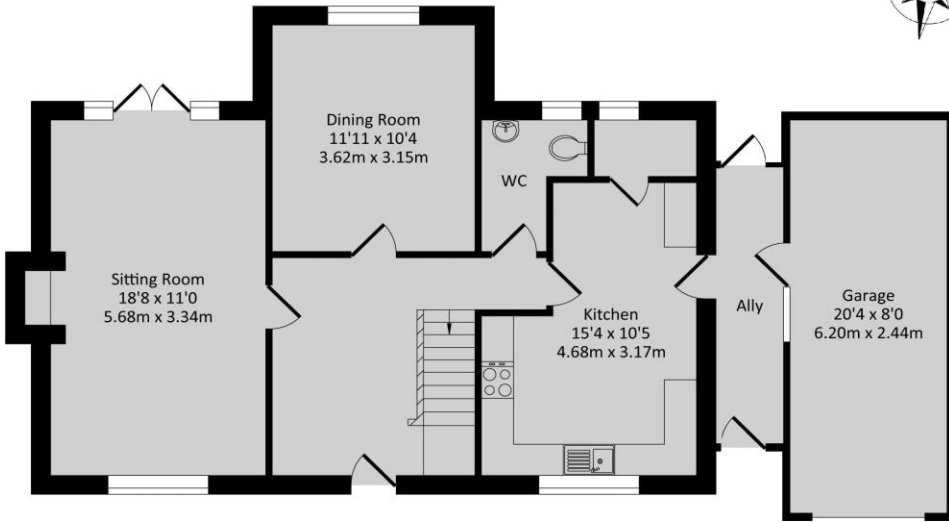
By Prior agreement with Round & Jackson.





Ground Floor  
Approx. Floor  
Area 897 Sq.Ft.  
(83.30 Sq.M.)

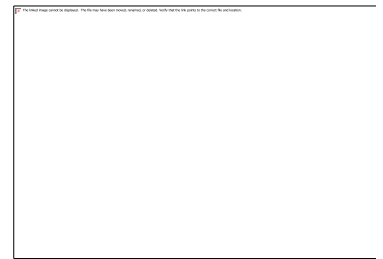
First Floor  
Approx. Floor  
Area 665 Sq.Ft.  
(61.80 Sq.M.)



**Total Approx. Floor Area 1562 Sq.Ft. (145.10 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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