



Little Acorn, Moreton, Thame, Oxfordshire, OX9 2HW



Accommodation

Ground Floor

Entrance Hall, Kitchen/Sitting/Dining Room, Guest Cloakroom.

First Floor

Two Bedrooms, Shower Room.

Outside

Garden, Driveway Parking.

Little Acorn

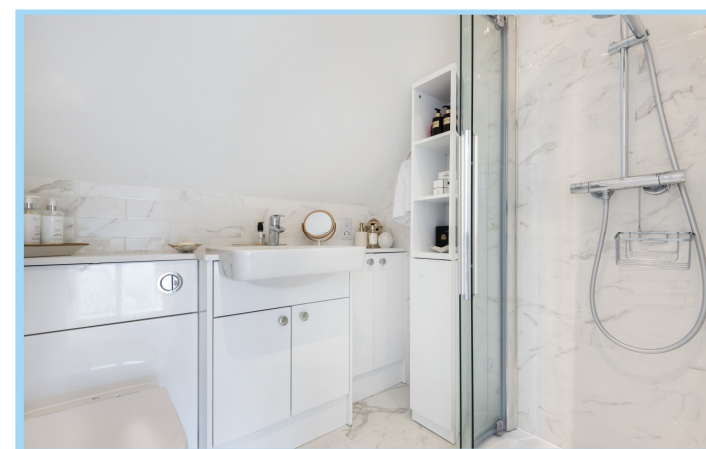
Quietly tucked away in this lovely village location, this is an exquisite and beautifully presented, detached, two bedroom home with secluded courtyard garden, driveway parking and far reaching views over open countryside to the rear. Benefitting from underfloor heating downstairs and conventional radiators upstairs, the property is ready to move into with nothing further required.

Downstairs, there is a welcoming entrance hall with doors to the cloakroom and sitting room, stairs to the first floor and a ceramic tiled floor. The sitting/dining room is a good size and bright, dual aspect room with bi-folding doors leading into, and overlooking, the rear. The kitchen is fitted with a good range of cupboards and integrated appliances, to include Neff hob, extractor, double oven, fridge, freezer and dishwasher and Hotpoint washing machine. Upstairs, there is a main bedroom with French windows and Juliet balcony with glorious views, a fitted shower room with a Grohe shower and a second bedroom with fitted wardrobes.

Outside, to the front, there is an enclosed and private, landscaped, courtyard garden with attractive limestone paving and flower borders and gravel driveway parking for two cars.



Little Acorn, Moreton, Thame, Oxfordshire, OX9 2HW



Moreton

The picturesque and rural village of Moreton is set in a very tranquil position just outside the very popular and historic market town of Thame. Whilst there no longer is a shop or pub in the village itself, there is plenty on offer in Thame, which is also connected via footpath.

The town offers a wide array of local amenities including schools at all levels, sports clubs, a theatre and a leisure centre. The town is getting increasingly busy now hosting annual food, sport and art and literature festivals along with the ancient fairs. Boutique shops and independent stores line the ever popular High Street. There is a choice of supermarkets, including Waitrose, Co-op and Sainsburys, a wide variety of high street stores, restaurants, cafés and pubs and a weekly market. There is a health centre with pharmacy, a number of dental practices and a cottage hospital.

More comprehensive facilities can be found in Aylesbury, Oxford and High Wycombe, about 8, 9 and 11 miles away, respectively.



Little Acorn, Moreton, Thame, Oxfordshire, OX9 2HW

Directions

From Thame town centre, head up to the Oxford Road roundabout at the junction of the A418 and A329. Take the first turning onto the A329 heading towards the M40 and Milton Common. After about ¼ mile, turn left, signposted Moreton village. Upon arrival in the village, turn right at the war memorial and the property will be found on your left, after a short drive.

Transport Links

M40 Motorway (Junction 7) - < 3 miles.

Haddenham and Thame railway station - < 4 miles.

Broadband

Superfast Enabled– Speed is up to 76.00 Mbps.

Tenure

Freehold.

Services

Mains Electricity, Water and Drains.

Local Authority

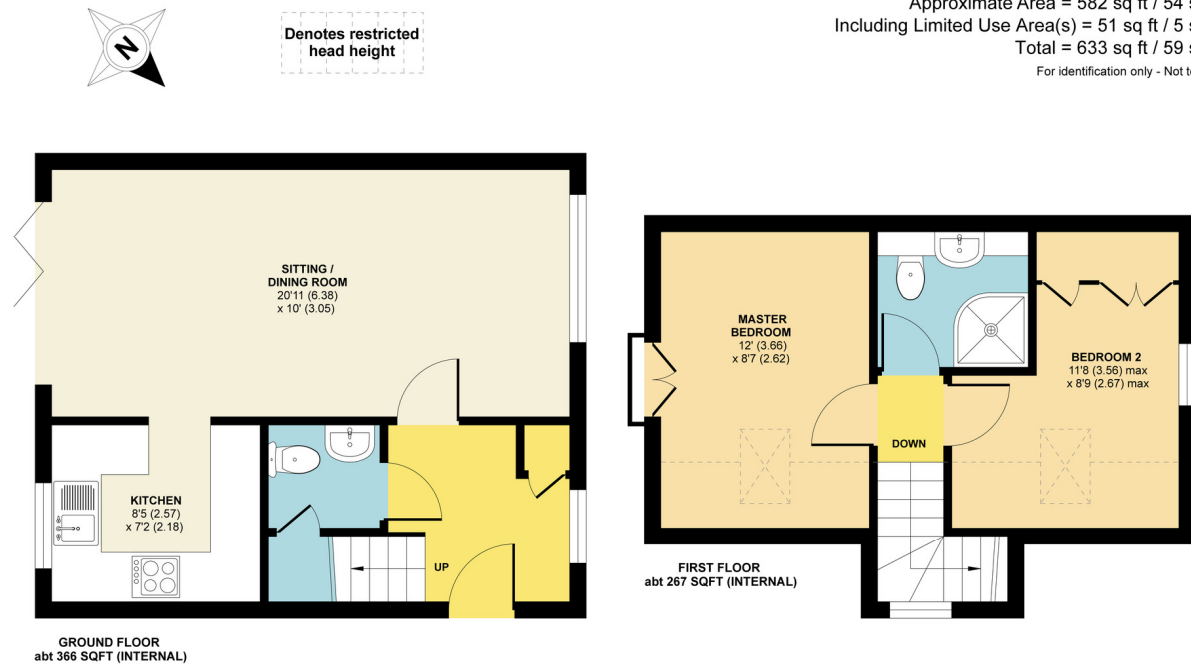
South Oxfordshire District Council – www.southoxon.gov.uk

Tax Band

C

Little Acorn, Moreton, Thame

Approximate Area = 582 sq ft / 54 sq m
Including Limited Use Area(s) = 51 sq ft / 5 sq m
Total = 633 sq ft / 59 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Andrew Murray & Co LTD. REF: 748477



Andrew Murray & Co. for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition, permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Andrew Murray & Co. has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewings.

Andrew Murray & Co
98 High Street, Thame,
Oxfordshire, OX9 3EH

01844 211800
sales@andrew-murray.co.uk
www.andrew-murray.co.uk