



**Bellamy Close**  
Southmoor

**Carter Jonas**

# 1 BELLAMY CLOSE, SOUTHMOOR, OXFORDSHIRE OX13 5AB

Sitting room/dining, study, conservatory,  
playroom/crafts room  
Kitchen, utility & cloakroom  
4 bedrooms (1 en-suite), family bathroom

## DESCRIPTION

Ideally situated within easy reach of local amenities, this well presented family home offers versatile living space across two floors, complete with a garage and a mature, secluded garden.

### Ground Floor

The thoughtfully designed ground floor layout provides generous and flexible reception areas, perfect for both relaxed family living and entertaining guests.

Highlights include:

Entrance hall with adjoining study

Spacious sitting room with fireplace, opening into the dining room

Versatile playroom or craft room with direct garden access

Well-appointed kitchen overlooking the rear garden

Cloakroom and a large utility/boot room with garden access

Light-filled conservatory with charming views of the garden.

### First Floor

Upstairs, the accommodation comprises:

Principal bedroom with en-suite bathroom

Three additional bedrooms

Family bathroom

## OUTSIDE

To the front, a private driveway leads to the garage, with gated side access to the rear garden. The rear garden is well-established and secluded, it features:

A lawn bordered by mature trees and shrubs

A dedicated vegetable garden

Garden shed for storage

terrace, ideal for outdoor dining or relaxing

**SPACIOUS 4-BEDROOM FAMILY HOME WITH CHARMING GARDEN,  
IDEALLY LOCATED NEAR AMENITIES IN THE SOUGHT-AFTER VILLAGE OF  
SOUTHMOOR.**



## SITUATION

Southmoor with Kingston Bagpuize is just 6 miles from the market town of Abingdon, 9 miles from Oxford, 8 miles from Faringdon, 8 miles from Witney and Swindon 20 miles. All of these towns are easily reached by regular bus services with the nearest bus stop being within walking distance from the property.

The village has a hairdressers, 3 convenience stores and a restaurants/pub and offers convenient access to the A420 which has a direct route to Oxford and Swindon.

There is a pre school and children's centre, an established primary school, recreation ground and playground. Local clubs include a bowls club, tennis club, cricket and football club. Millets Farm is only a short drive with its 7 day a week opening farm shop, garden centre and tea rooms.

A mainline station where London (Paddington) is reachable in c.45 minutes is available at Didcot. There is also a good train service from Oxford, to Paddington or Marylebone.

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through Carter Jonas

Tenure: Freehold with vacant possession on completion

Local Authority: Vale of White Horse District Council

Council Tax: Band F

Services: All mains services are connected.

Broadband - according to Ofcom, ultrafast broadband is available. Mobile - According to Ofcom, there is likely to be outdoor coverage across all networks, and likely to be indoor coverage from two providers and limited coverage from one other provider.



**Approximate Gross Internal Area 2156 sq ft - 200 sq m  
(Including Garage & Side Shed)**

Ground Floor Area 1355 sq ft - 126 sq m

First Floor Area 801 sq ft - 74 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Oxford 01865 511444**

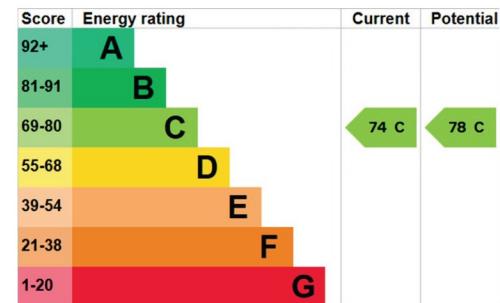
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