



**Bellamy Close**  
Southmoor, Oxfordshire

**Carter Jonas**

## 7 BELLAMY CLOSE, SOUTHMOOR, OXFORDSHIRE OX13 5AB

Entrance porch, sitting room, study, ground floor bathroom, utility room, kitchen/family/dining room, 4 bedrooms, wet room.

Mature gardens, driveway parking

### DESCRIPTION

Recently updated and extended by the current owners, this detached, well-presented property provides accommodation arranged over two floors and has the benefit of a ground floor bathroom providing the flexibility for the current study to be used as a fifth bedroom. The property has recently been updated with the addition of a most attractive oak framed porch along with a boxed bay window in the sitting room which has introduced an abundance of natural light. The house has also been sympathetically extended to the rear to provide a fabulous and welcoming open plan kitchen/dining/family room forming the heart of the house and overlooking the rear garden. The open plan space is a perfect everyday living and entertaining area and comprises a spacious fitted kitchen with a range of units with integrated appliances and a central island unit, a dining area tucked away with a separate door to the hallway and the sitting area, which enjoys the lovely feature of a wood burner along with bi-fold doors opening to the garden thoughtfully designed with continued flooring to the outside terrace creating a seamless open space once the doors are open. To the front of the house is the study/fifth bedroom and the sitting room with fireplace and the recent addition of an attractive box bay window. Completing the ground floor is a bathroom with jacuzzi bath, which can connect to the study, and a utility room with direct access to the garden.

From the inner hall, the staircase rises to the first floor comprising a spacious landing with three double bedrooms, a single bedroom and a wet room with underfloor heating leading off.

## AN EXTENDED, DETACHED 4/5 BEDROOM FAMILY HOME WITH FLEXIBLE ACCOMMODATION IN THE HEART OF THE VILLAGE CLOSE TO LOCAL AMENITIES



To the front, is a driveway providing parking with a gated side access to the main garden at the rear of the house. Providing a most attractive setting the well-established and secluded garden is principally laid to lawn with a variety of mature trees and shrubs with a larger than average garden shed with electricity connected, a smaller garden shed and wood store. The garden also enjoys separate areas for relaxing and al-fresco dining.

#### SITUATION

Southmoor is just 6 miles from the market town of Abingdon, 9 miles from Oxford, 8 miles from Witney and Swindon 20 miles. All of these towns are easily reached by regular bus services within the village.

The village has a post office, hairdressers, newspaper shop, 3 convenience stores and a restaurants/pub (The Wagon and Horses) and offers convenient access to the A420 which has a direct route to Oxford and Swindon. There is a pre school and established primary school, recreation ground and playground.

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX13 5AB

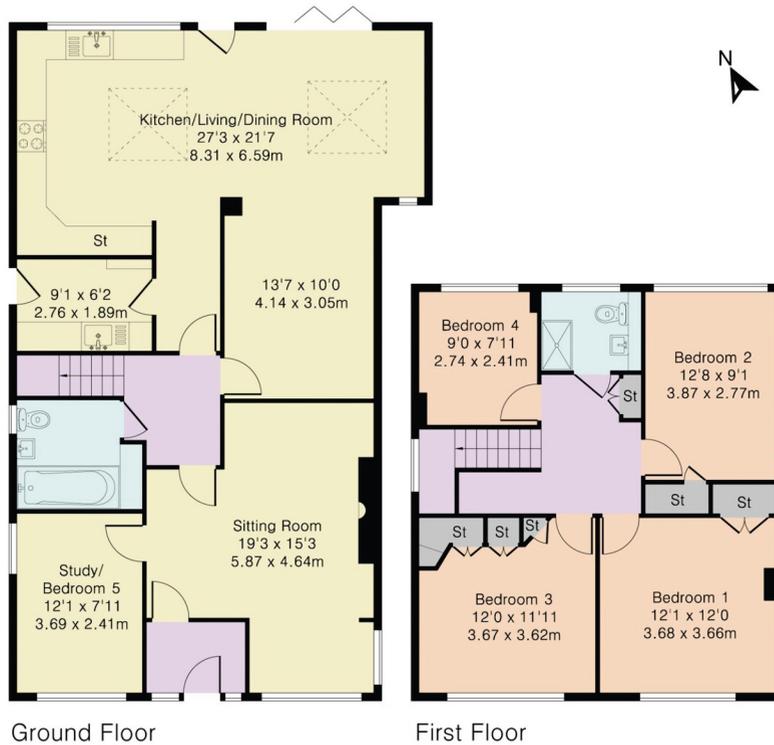
Tenure: Freehold with vacant possession on completion  
Local Authority: Vale of White Horse District Council  
Council Tax: Band F  
Services: All mains services are connected. Gas fired central heating.



**Approximate Gross Internal Area 1751 sq ft - 163 sq m**

Ground Floor Area 1105 sq ft – 103 sq m

First Floor Area 646 sq ft – 60 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



**Carter Jonas**

**Oxford 01865 511444**

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

**carterjonas.co.uk**

Offices throughout the UK



**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.