

PROPERTY AGENTS

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Roke, OX10 6JD



Roke

In an idyllic semi-rural location a fabulous detached family home nestled in the heart of this desirable hamlet.

The immaculately presented accommodation includes four bedrooms and a family bathroom to the first floor. On the ground floor there is a 21'7 double aspect living room with log stove, kitchen/breakfast room, separate dining room, study, conservatory and cloakroom.

To the rear there is a secluded south facing courtyard garden with two decked raised terraces creating an ideal low maintenance space for entertaining.

There is a vibrant community with neighbouring villages, a fabulous local pub "Home Sweet Home" and active village hall.



Tenure - Freehold

The property has gas central heating to radiators with double glazing throughout.

Accommodation

Entrance Porch leading to:

Entrance Hall: 14'1 x 9'10 (max) Parquet floor, radiator, under-stair cupboard, stairs to landing.

Kitchen/Breakfast Room: 19'9 x 10'4 Window to rear and door to garden, range of wooden storage units and worktop, stainless steel sink unit, double oven, electric hob with extractor hood above, integrated dishwasher and low-level fridge and freezer, large walk-in utility cupboard (appliance space and storage cupboard), downlighters, radiator, wood style floor.

Living Room: 21'7 x 12'0 Double aspect, fireplace with log stove, wooden mantel and tiled hearth, parquet floor, two radiators.

Dining Room: 12'10 x 11'3 Window to rear, fitted storage cupboard with serving hatch, parquet floor, radiator.

Conservatory: 9'5 x 9'8 Brick base with glazed surround and French door to the garden, parquet flooring.





Study: 5'10 x 10'8 (max) Window to front, storage cupboard, parquet floor, radiator.

Cloakroom: Window to front, white two-piece suite, wood style floor, radiator.

Stairs to landing: Window to front, two storage cupboards, walk-in airing cupboard.

Bedroom 1: 14'5 x 11'3 Window to rear, radiator.

Bedroom 2: 11'5 x 12'0 Window to rear, radiator.

Bedroom 3: 10'6 x 11'3 Window to rear, radiator.

Bedroom 4: 9'1 x 9'10 Scaled ceilings, window to front, two storage cupboards.

Bathroom: Window to front, white four-piece suite, tiled walls, chrome radiator, wood style floor.

Outside

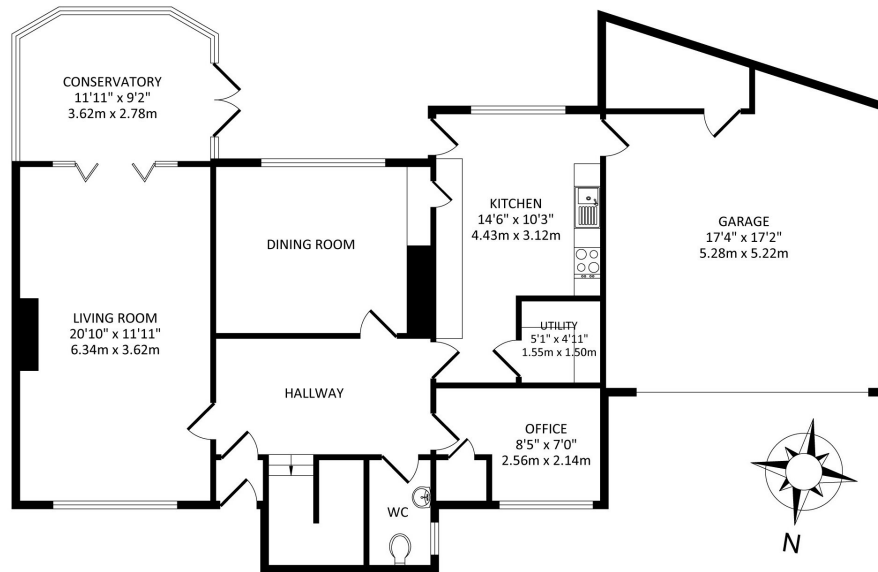
The secluded courtyard garden has two raised decked terraces and paved patio creating an ideal low-maintenance entertaining space. Flanked with shrubs and timber fence boundary, there is gated access to the front on both sides.

The front has a deep lawned frontage interspersed with trees and flower beds, a block paved path to the front door and driveway parking for 2/3 three cars leading to the garage.

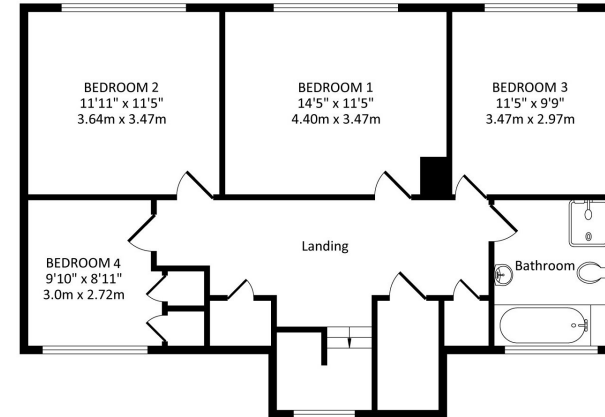
Garage: 17'0 x 18'6 Roller door, light and power, large storage cupboard (boiler).



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 1727 sq.ft. (160.40 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Directions:

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini- roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road, right at the T-junction towards the village and immediately left into the Watlington Road (B4009). Follow this road through the village for 0.8 mile until you see the left hand turning to Roke. Turn into Braze Lane and follow the road until you come to a right hand turn into the village centre, turn right and continue until you come to a grass triangle the property is along on the right on the corner of Chapel Lane.