



Martin's Lane, Dorchester on Thames OX10 7JE



Martin's Lane, Dorchester

Set in private grounds of 0.27 of an acre a substantial detached property offering considerable potential: there is also an adjacent 33' barn. The property is located in this very desirable village, approached via a gated driveway at the end of a quiet road close to local shops and amenities. There are 4 bedrooms, 2 bathrooms and 2 reception rooms along with a kitchen/breakfast room.

Tenure - Freehold

Accommodation

Enclosed Entrance Porch: Glazed door and glass partition to:
Hallway: Tiled floor, radiator, cloaks & airing cupboards.

Inner Hall: Two radiators and window to the rear, down lighters, stone tiled floor.

Drawing Room: 17'2 x 14'

Picture window overlooking the garden and driveway to the front, stone fireplace, two radiators, wood block floor, down lighters, open way with step down to:

Dining Room: 14'11 x 10'5

Twin French doors with side window to the garden, herringbone wood block floor, radiator.





Family Room/Bedroom 2: 14'9 x 12'1
Herringbone wood block floor, French doors with a side panel out to the rear, radiator.

Kitchen/Breakfast Room: 16'9 x 12'1 (L shaped)
Two windows overlook the grounds at the rear, range of storage units with wood worktops, white sink, electric ceramic hob, stainless steel back plate, electric oven, plumbing for dishwasher, radiator, pantry cupboard, space for table and chairs, stone tiled floor, loft access.

Utility Room: 8' x 6'
Window and door to the garden, worktop, appliance space, fridge/freezer, gas boiler, stone tiled floor.

Bedroom 1: 17'9 x 10'5
Double aspect with a window out to the gardens at the front, French door with side panel to the rear, two radiators.

Bedroom 3: 13'9 x 9'5
Window to the front, wardrobe, radiator, dado rail.

Bedroom 4: 10'7 x 9'
Secondary glazed window to the front: radiator.

Bathroom: White suite including a panelled bath with shower above, shower screen: tiling, radiator and window.

Shower Room: White 3-piece suite including a wide tiled shower cubicle, storage shelving, radiator, two windows.

Outside

The property is approached through a five bar gate over a sweeping driveway. This is bordered by areas of lawn that extend across the front of the grounds, enclosed by timber fencing with occasional mature trees. The grounds also extend to the side and across the rear. There is also a shingle/paved patio and further timber fencing.

Detached Stone and Brick Barn: 33' x 13'
With up/over door, brick base, light and power.

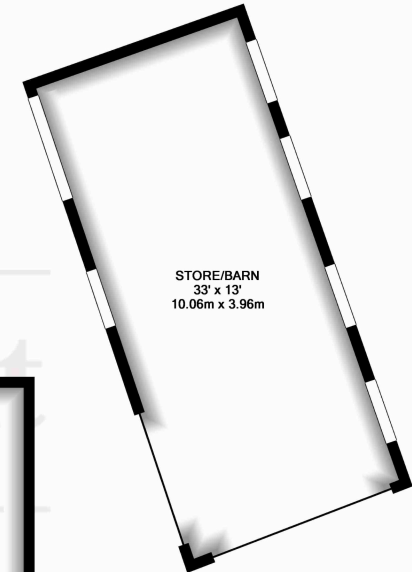
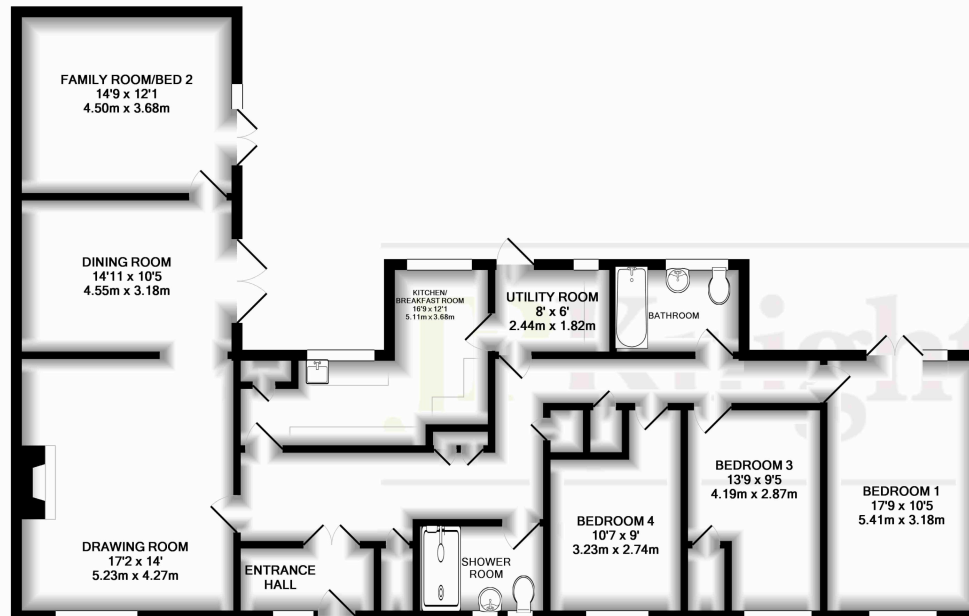


Directions

Turn right from our offices to the traffic lights at the town centre, proceed straight across into Castle Street. After 2 miles proceed across Shillingford Bridge and continue to the roundabout, turn left onto the A4074, after 0.7 of a mile turn left to Dorchester (Henley Road). Follow the road across the bridge and past the Abbey, where it becomes the High Street, after 0.2 of a mile turn right into Martins Lane, follow this to the end the property is straight ahead.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F	24	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.



TOTAL APPROX. FLOOR AREA 1576 SQ.FT. (146.4 SQ.M.)
 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.
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