

PROPERTY AGENTS

JPKnight



Samian Way, Dorchester on Thames, OX10 7JS



Samian Way, Dorchester

In an idyllic location within this delightful village a stunning family home with private, beautifully landscaped west facing gardens, gated drive and garage. In a quiet no through road the grounds extend to 1/3 of an acre: there are 5 bedrooms, 3 bathrooms, 3 reception rooms and a magnificent 26'10 kitchen-breakfast-family room. Finished to an exacting standard the house dates in part to the 16th Century, has a wealth of exposed beams and timbers that contrast with the bespoke shaker style kitchen and stylish bathrooms.

The property is double glazed with gas central heating to radiators.



Tenure - Freehold

Accommodation

Entrance Hall: Quarry tiled floor, stairs to landing.

Inner Lobby/ Utility:

Quarry tiled floor, space for washing machine and tumble drier.

Cloakroom: White 2-piece suite, quarry tiled floor.

Dining Room: 16'10 x 11'7 Window to front, wood floor, radiator.

Sitting Room: 17'10 x 16'6

A lovely double aspect room with fireplace, wood surround and slate hearth, fitted with a Clearview log stove. Windows flank the fireplace, French doors to terrace, two radiators, beamed ceiling.

Study: 17'1 x 12'1

Window and door to the garden, Velux window, wood floor, radiator, 9'10 vaulted and beamed ceiling. A trap door opens with stairs to:

Cellar: 17'2 x 10'8 Light and power, 6'1 ceiling height.





Kitchen/Breakfast/Family Room: 26'10 x 21'5 max.
 Beautifully fitted with a range of storage units & granite worktops incl. breakfast bar, twin Belfast sink, 4 oven AGA (gas) set in a brick chimneybreast, integrated dishwasher, gas hob and coffee machine. Tiled floor, space for fridge/freezer & water softener: radiator and down lighters. The room also has a lantern light and bi-fold doors to the terrace, windows front and side.

Stairs to Landing: Velux window to rear, airing cupboard.

Bedroom 1: 17'11 x 12'4

Two windows to rear, wardrobes, radiator.

En Suite Shower: Large walk-in tiled shower with a radiator & down lighters.

Cloakroom: White 2-piece suite, radiator, Velux window.

Bedroom 2: 11'10 x 9'2

Two Velux windows to rear, eaves cupboards: down lighters & wardrobe.

Shower Room: 10'11 x 9'4

Radiator, wood style floor, window, radiator, 3-piece white suite: down lighters, radiators.

Bedroom 3: 12'3 x 11'3 Front aspect, wall timbers, radiator, hand wash basin.

Bedroom 4: 14'9 x 7'9 Two windows to rear, radiator.

Bedroom 5: 9'3 x 7'6 Window to front, wall timbers, radiator, wardrobe.

Bathroom: 4-piece white suite incl. shower above the bath, wood style floor: radiator, loft access.

Outside

Garage: 17'8 x 13' variable.

Up/over door, light and power, gas boiler, door to rear.

The Grounds: Beautifully landscaped the gardens feature an excellent degree of privacy, extend to 1/3 of an acre and face west abutting the village allotments. A large terrace, adj. to the kitchen, has banked borders of shrubs and plants: steps rise to the large main lawn, to the summerhouse and the drive. Wishing well.

The main lawn has a circular pond as a focal point, its shape mirrored by surrounding paths and flowerbeds. Gravel drive to the side with gate to the front, it continues round to the workshop. Brick terrace adj. to the summerhouse with views across the main garden.

Workshop: 21'9 x 15'7 Twin doors, light/power, loft space.

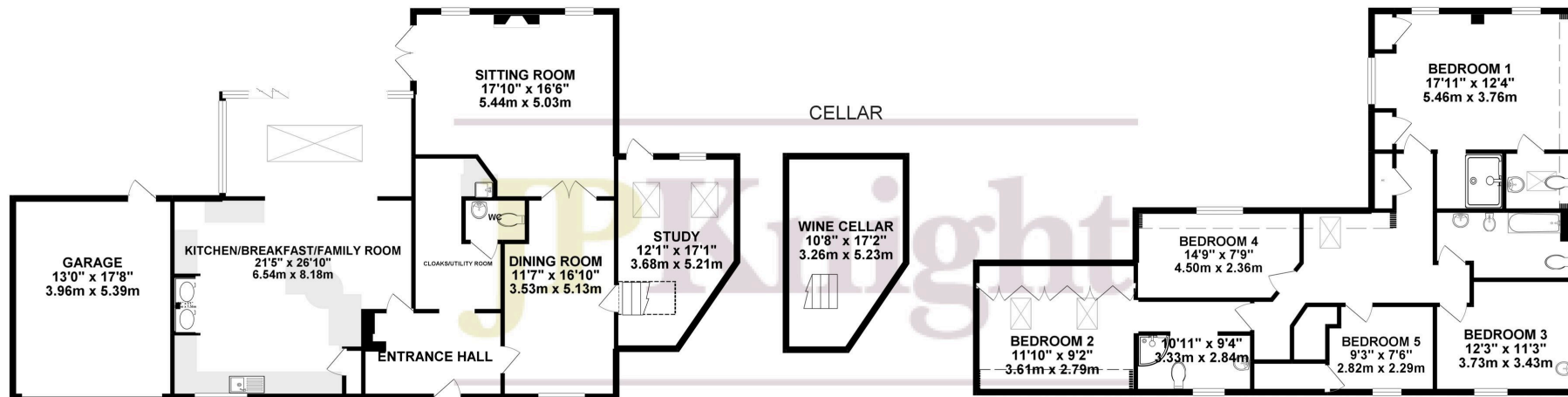
Lean-to Store at rear.

Octagonal Summer House: 10' x 10' Light/power.



GROUND FLOOR

1ST FLOOR

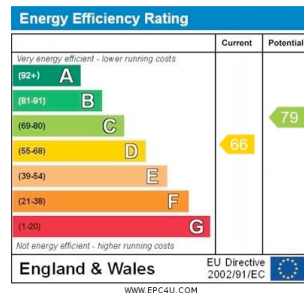


TOTAL FLOOR AREA : 2647.92sq. ft. (246.00 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Directions: Proceed north from our offices via St Martins Street to the crossroads by Waitrose. Go straight over the traffic lights into Castle Street. Proceed along the Shillingford Road down past the Shillingford Bridge Hotel and over the bridge. Turn left at the roundabout onto the A4074 towards Oxford. After Shillingford turn left at the next junction towards Dorchester. After crossing the bridge turn next left into Bridge End, first right into Watling Lane, the first left is Samian Way.



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.

