



Quakers Corner, Roke OX10 6JB



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In an idyllic semi-rural location a fabulous detached family home sumptuously finished it features driveway parking and a private garden abutting acres of open farmland. The beautifully appointed accommodation includes 4 bedrooms, 2 bathrooms, sitting room with fireplace, cloakroom, dining/family room, utility and a stunning hand built Evie Willow kitchen-breakfast room. In a quiet setting it is just a mile from the shops and amenities in nearby Benson.

The property is double glazed throughout with oil fired central heating to radiators.



Tenure - Freehold

Accommodation

Front door flanked by windows.

Entrance Hall: Wood floor, radiator, stairs to landing with cupboard under.

Sitting Room: 17'8 x 12'

Window to front, fireplace with a white surround and slate hearth with a 'Clearview' log stove, radiator.

Study: 8'1 x 6'1 Window to front, radiator.

Kitchen/Breakfast Room: 19'4 x 15'5

Beautifully fitted with an 'Evie Willow' bespoke hand built and hand painted kitchen with quartz worktops, larder unit, recess for range, extractor hood, dishwasher, fridge & freezer. There is a large island unit and breakfast bar, tiled & heated floor, part vaulted ceiling with two Velux windows, bi-fold doors to garden. Down lighters, radiator. Open way to the dining/family room.





Family/Dining Room: 20'9 x 12'
Bank of windows to the side and rear, with French doors to the garden: wood floor, two radiators, down lighters.

Cloakroom: White 2-piece suite, tiled floor, down lighters.
Utility Room: 9'11 x 6'9 Window to side, space for washing machine and tumble drier, tiled floor, cupboard housing oil fired boiler.

Stairs to Galleried Landing: Windows to front and rear, two radiators, down lighters, loft access.

Bedroom 1: 13'5 x 12'1
Front aspect, radiator, range of fitted wardrobes and concealed access to:

En Suite Shower Room: White 3-piece suite, part tiled walls and tiled floor, down lighters.

Bedroom 2: 11'10 x 9'3
Picture window to rear, radiator, painted beamed 9' ceiling.

Bedroom 3: 11'10 x 9'3 Window to side, radiator, wardrobe.

Bedroom 4: 10'1 x 8'6 Window to front, radiator, wardrobe.

Bathroom: 11'8 x 8'5
White 4-piece suite including free-standing bath and a shower cubicle, part tiled walls, tiled floor, heated towel rail, two windows to rear, down lighters. Airing cupboard.

Outside
Front: There is a tarmac drive with an area of lawn in front of the house with occasional shrub planting.

Rear Garden: A lovely feature it abuts open farmland to the rear and enjoys excellent privacy. There is a full width paved terrace with two raised stone flower borders, this leads out to an area of lawn with shrub and plant borders. It is enclosed by timber fencing.

Timber shed.



Directions

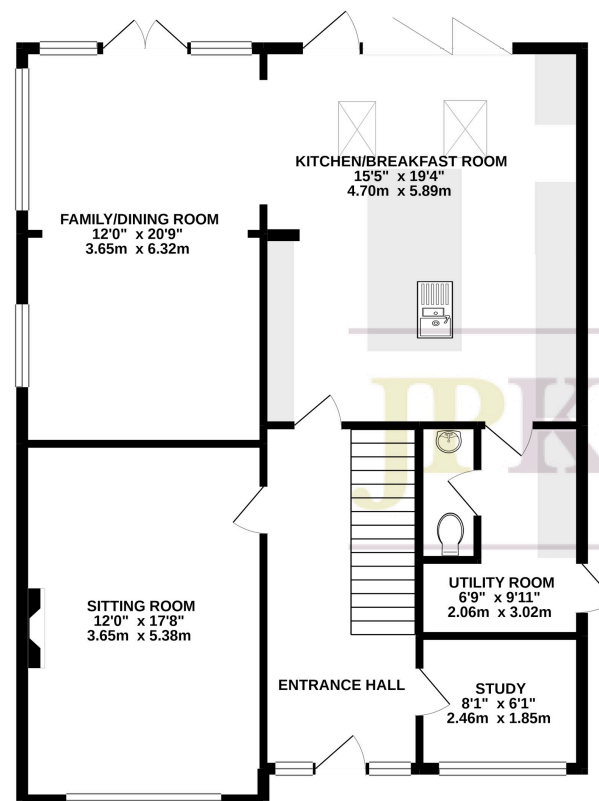
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road, right at the T-junction towards the village and immediately left into the Watlington 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 after 0.3 of a mile turn left by the grass triangle into the driveway that leads to the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

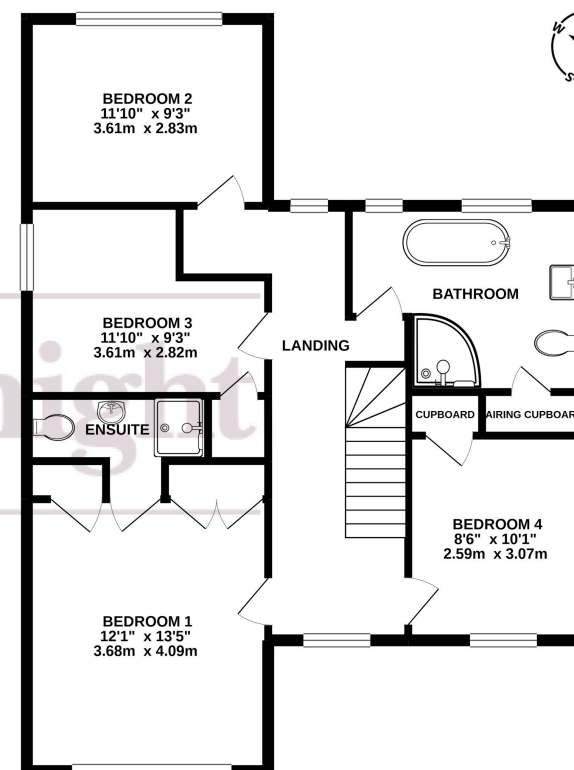
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1776sq. ft. (165.0 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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