

PROPERTY AGENTS

**JP**Knight



Bridge End, Dorchester on Thames OX10 7JR





## Bridge End, Dorchester on Thames

Set in this lovely village is this stunning detached cottage believed to date back to 1894 with more recent additions. In a pretty conservation area it overlooks a pleasant green to the front and abuts the River Thame to the rear.

Full of character the delightful accommodation includes 2 double bedrooms and a beautifully fitted shower room. The living space includes a beamed dining hall/study and sitting room, both with log stoves, utility room, cloakroom and a recently added spacious kitchen/breakfast/family room with views to the river.

The property sits in a private plot of a fifth of an acre with ample driveway parking and beautiful landscaped gardens.



## Tenure - Freehold

Entrance Hall: Brick floor, timber ceiling.

Cloakroom: White 2-piece suite, terracotta tiled floor, cupboard, window.

Sitting Room: 19'2 x 10'9 max. A charming room with beamed ceiling, bay and corner windows to the front and side, brick fireplace with beam lintel and wood burning stove, wood floor and radiator.

Dining Hall/Study: 16'9 x 8'4 (irregular shape). Part beamed, brick fireplace with lintel beam and wood burning stove, wood floor, windows front and side. Staircase with cupboard under.

Utility Room: 11'9 x 8'9 Stable door to the drive, window to rear and 2 Velux windows, cupboards with marble worktops, Silgranit sink, appliance spaces, wood floor, radiator, gas boiler,







**Kitchen/Breakfast/Family Room: 21'10 x 18'11**  
The kitchen is attractively fitted with cream shaker units and black quartz worktops incl. an island with gas hob and electric oven, additional gas hob/extractor and electric oven, Silgranit sink, dishwasher, space for fridge/freezer, wood floor. There is a vaulted ceiling with 2 Velux windows, side window and bi-fold doors to the garden and river, downlighters, ceiling timbers.

**Stairs to Landing:** Downlighters, two storage cupboards.

**Bedroom 1: 12' x 11'7 (incl. wardrobes)** Views across the green, fitted wardrobes, radiator and ceiling beams recessed wall shelf, tongue and groove panelling.

**Bedroom 2: 12'7 x 10'3** Lovely outlook over the garden and river beyond, tongue and groove panelling, radiator, loft access.

**Shower Room:** Stylishly fitted with a large walk-in shower, fitted vanity unit with marble top and cupboards under, sink, mirror and low-level WC, tiling, ceiling timbers, window and chrome radiator, downlighters, loft access.

**Outside**

To the side there is a paved drive with a feature well and flowers borders flanking the property.

The rear gardens extend to c.125ft with river frontage and lovely views of the old bridge beyond. Predominantly set to lawn there are fruit trees and shrubs, an old wall to one border, timber garden shed and summer house with a raised paved dining area, picket fencing and shaped flower borders.



## Directions

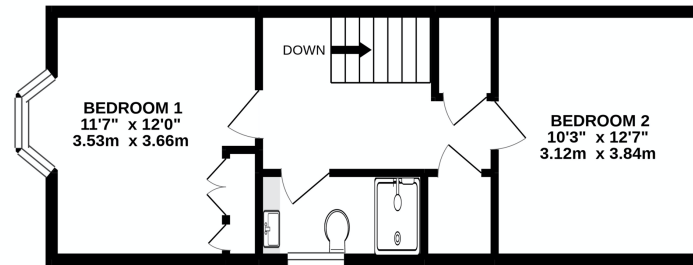
Turn right from our offices in St Martins Street and continue straight on at the traffic lights into Castle Street. After 2 miles proceed across Shillingford Bridge and continue to the roundabout, turn left onto the A4074, after 0.7 mile turn left to Dorchester. Once across the bridge turn sharp left into Bridge End and the property can be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60   D	64   D
39-54	E		
21-38	F		
1-20	G		

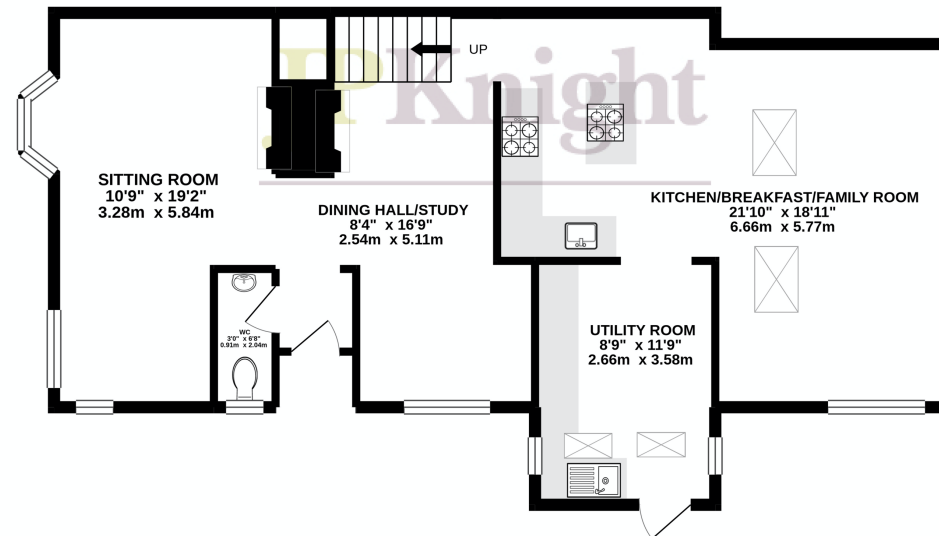
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



1ST FLOOR



GROUND FLOOR



TOTAL FLOOR AREA : 1240sq.ft. (115.2 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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