

PROPERTY AGENTS

JPKnight



Rokemarsh, Wallingford OX10 6JB



Rokemarsh, Wallingford

A beautifully refurbished family home in this idyllic semi-rural location with private grounds extending to c.0.7 of an acre and lovely views across surrounding countryside. Featuring superb accommodation that includes 5 double bedrooms, 2 bathrooms, 3 reception rooms including a triple aspect 27' drawing room and a kitchen/breakfast room with utility/boot room: in all the property has a gross area of c.2800sq.ft. A long drive leads to the house and double garage, to the rear there are private established gardens.

Tenure - Freehold

Accommodation

The property is double glazed throughout.

Reception Hall:

Tiled floor, radiator, cupboard, panelled wall, stairs to landing.

Cloakroom: White 2-piece suite, panelling with dado rail, radiator, window.

Drawing Room: 27'1 x 14'

Windows to front and side with patio doors to the rear, feature fireplace with wood burning stove and slate hearth, wood flooring, panelled wall, two radiators.

Dining Room: 12'5 x 14'4

Window to rear, wood flooring, radiator.

Study: 10'9 x 8'6

Window to front, wood flooring, fitted shelving, radiator.





Kitchen/Breakfast Room: 16' x 15'5

Two windows to rear and French doors to side, a range of storage units with wooden worktops, WSU, Rangemaster cooker with electric hob, space for dishwasher, fridge/freezer, downlighters, tiled floor, walk-in larder with shelving, radiator.

Utility Room: 9'7 x 6'11

Window to side, storage cupboards with worktop and sink unit, space for appliances, tiled floor, radiator.

Boot Room: 6'4 x 6'1

Doors to garden and garage, window, tiled floor, radiator.

Stairs to landing: Loft access, airing cupboard.

Bedroom 1: 16'6 x 14' Window to front, radiator, fitted wardrobes.

En Suite Shower Room: Re-fitted with a stylish 3-piece suite, tiling, chrome radiator and window.

Bedroom 2: 12'4 x 15'5 Dual aspect, wardrobe, radiator.

Bedroom 3: 14'5 x 12'5 Window to rear, wardrobe, radiator.

Bedroom 4: 10'10 x 13'2 (excl. wardrobe) Window to side, radiator.

Bedroom 5: 13'11 x 7'9 Window to rear, wardrobe, radiator.

Bathroom: Re-fitted with a white 4-piece suite including a large shower cubicle and separate bath, window to front, radiator, tiled floor.

Outside

To the Front: There is a long gravel driveway with a large lawn area surrounded by timber fencing and shrub and tree borders.

Rear Garden: The rear garden offers a large degree of seclusion in this rural setting with a paved area and established lawns flanked with trees, flower beds and shrubs.



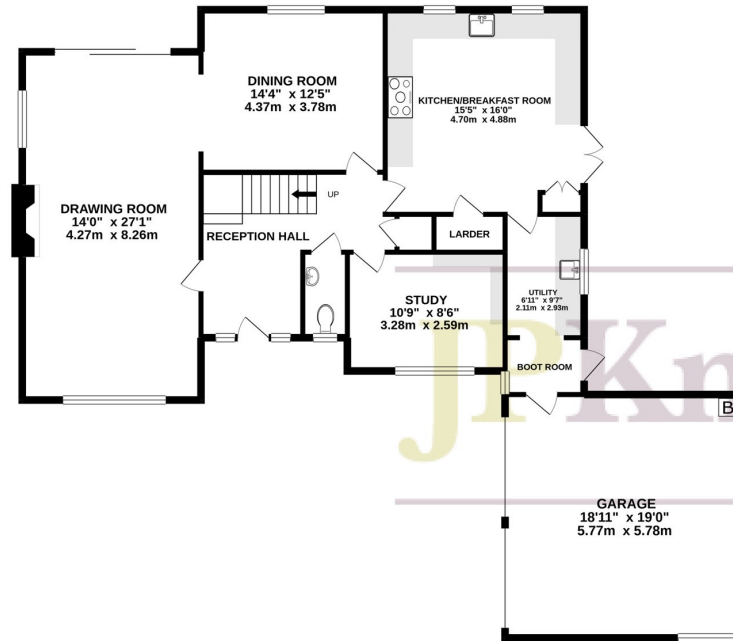
Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road, right at the T- junction towards the village and immediately left 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 an unmade lane on the left, follow this to the end where the house is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

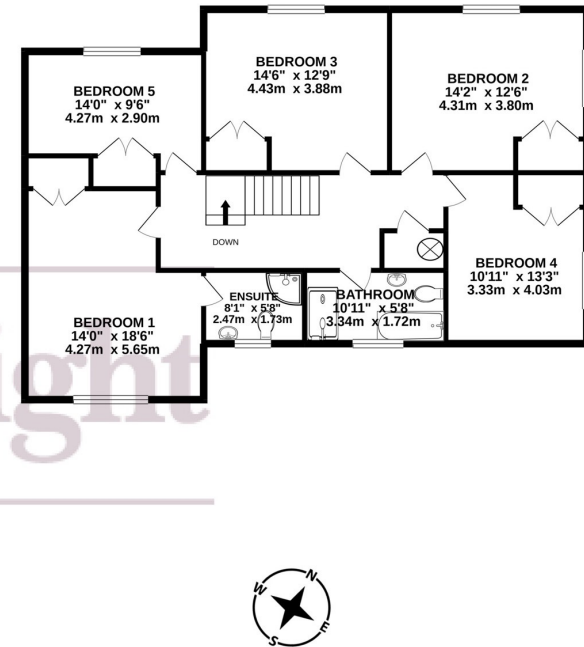
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR
1553 sq.ft. (144.3 sq.m.) approx.



1ST FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



EXCLUDING THE GARAGE

TOTAL FLOOR AREA : 2410sq.ft. (223.9 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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