

PROPERTY AGENTS

**JP**Knight



Chapel Lane, Roke OX10 6JE





## Chapel Lane, Roke

A rare opportunity to acquire a spacious detached family home in an idyllic village location with stunning grounds extending to two acres including formal gardens and paddock with beautiful far-reaching views beyond.

The property is approached via a circular gravel driveway with feature pond and set amongst established manicured lawns with mature hedge border and interspersed with trees and shrubs. There is also a large detached 36'6 garage with electric up and over doors.

The spacious accommodation includes four double bedrooms and two bathrooms to the first floor, and kitchen, dining room, sitting room, family room and utility to the ground floor.

## Tenure – Freehold

### Accommodation

Entrance Porch: Covered with brick/paved step and raised stone flowerbed.

Entrance Hall: 15'2 x 10'11 Glazed front door with sidelights, wood block floor, storage cupboard, radiator, stairs to landing.

Cloakroom: Two-piece suite, tiling, window to front, storage recess, radiator.

Sitting Room: 23'7 x 13'8 Triple aspect, brick fireplace with wooden mantel, tiled hearth and electric fire, wood block floor, skirting radiator, sliding doors to rear.

Dining Room: 19'6 x 10'4 Two windows to rear, double doors to sitting room and entrance hall, wood block floor, serving hatch, radiator.

Family Room: 17'6 x 12' Window to front, wood block floor, radiator.







Kitchen: 14'1 x 11'10 Window to rear, range of storage units and worktop, space for electric oven and dishwasher, extractor hood, stainless steel sink, space for fridge freezer.

Utility Room: 8'10 x 6'1 Window to side and door to garden, storage unit and stainless steel sink, space for washing machine, boiler, storage cupboard, tiled floor.

Stairs to landing: Two windows to front, radiator, airing cupboard, loft access.

Bedroom 1: 16'2 x 11'11 (excluding wardrobes) Window to front, radiator, fitted wardrobes.

Bedroom 2: 13'7 x 13'7 (excludes wardrobes) Window to rear, radiator, fitted wardrobes.

Bedroom 3: 17'1 x 10'4 Two windows to rear, two radiators, twin access from landing.

Bedroom 4: 17'4 x 9'6 (Excludes wardrobes) Window to front, radiator, fitted wardrobes.

Family Bathroom: 11'10 x 7'8 Window to rear, four-piece suite, tiling, radiator.

Shower Room: Window to side, three-piece suite including shower cubicle, radiator.

#### Outside

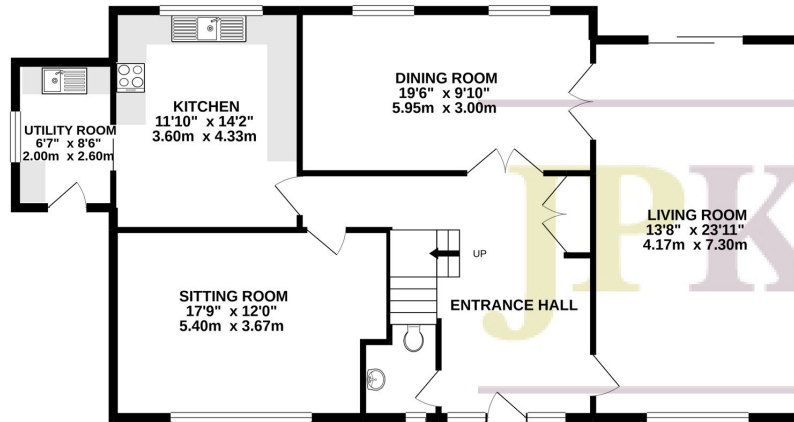
Wooden five bar gate access to circular gravel driveway with feature pond. A large well maintained lawn surrounds the property with mature tree and shrub borders, a well, summerhouse and covered area outside the utility room with a pathway from the front leading to a patio to the rear with rockery. Timber fencing and hedge borders, picket fence to the rear with paddock beyond and far reaching views.

Garage: 36'6 x 16'4 Electric up and over door with two windows to the side and side door access.

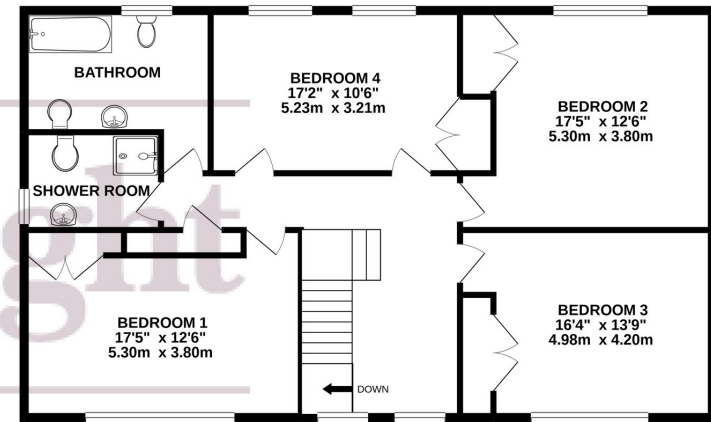




## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 2476sq.ft. (230.0 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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**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.



## 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 follow the road until you come to a right hand turn into the village centre, turn right and continue until you come to a grass triangle then turn left into Church Lane and the house is at the end of the lane on the left hand side.

