

PROPERTY AGENTS

JPKnight



Malthouse Orchard, Dorchester on Thames OX10 7LG



Malthouse Orchard, Dorchester

A delightful cottage, part of this small courtyard development in the centre of the village with a secluded garden, parking space and a detached barn/garage. The attractive accommodation features a hallway, cloakroom, sitting room with log stove, dining room, conservatory and a kitchen whilst the first floor has 2 double bedrooms and 2 bathrooms. The village's amenities are all in close proximity and there is good vehicular access to both Reading and Oxford.

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



Tenure - Freehold

Accommodation

Entrance Porch: Quarry tiled step, wide archway and front door to:

Entrance Hall: Wood style floor, radiator, stairs to landing.

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

Sitting Room: 15'8 max. x 13'3 Window with plantation shutters to the front, fireplace with log stove on a slate hearth. Wood style floor, radiator, cornice and under-stair cupboard.

Dining Room: 9'4 x 8'1 Wood style floor, radiator, doors to conservatory and archway to:

Kitchen: 11'5 x 8'8 Range of cupboards with tiled worktops, electric hob, double oven and extractor hood, fridge/freezer and space for washing machine. Rear aspect, gas boiler.





Conservatory: 10'7 x 8'7 Set on a brick base with French doors to the garden, tiled floor, radiator, glass ceiling with fitted blinds.

Stairs to Landing: Window to side, loft access and airing cupboard.

Bedroom 1: 12'9 x 9'8 Window with plantation shutters, radiator, wardrobe.

Dressing Room: 7'1 x 6'11 max. Down lighter and wardrobe.

En Suite Shower Room: Fitted with a white 3-piece suite incl. tiled shower cubicle and unit, wood style floor, radiator and window.

Bedroom 2: 10' x 9'5 Eaves wardrobe, velux window and radiator.

Bathroom: White 3-piece suite, panelled dado, radiator and velux window.

Outside

Allocated parking space in the communal block paved courtyard.

Barn/Garage: 17'11 x 15' max. Twin doors, light and power, side window.

Front Garden: Low wall with wrought iron railing, box hedge, well stocked side bed.

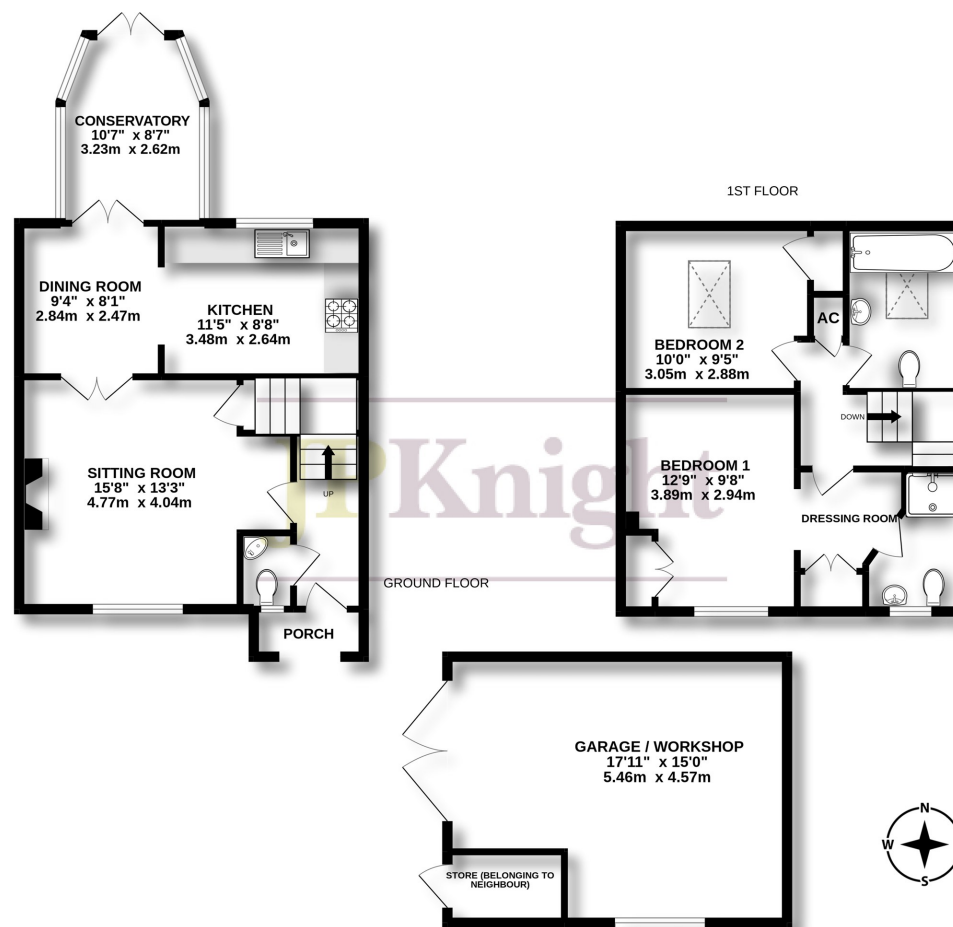
Rear Garden: Offering a good level of seclusion and extending to 25' in length there is a paved terrace, area of shingle and further paving, 2 raised beds, timber fencing and side gate.



Direction Turn right from our offices into St Martin's Street, at the traffic lights at the town centre proceed straight across 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. Follow the road across the bridge and past the Abbey, follow the High Street along and Malthouse Lane is on the left just after the Co-Operative store.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	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.



TOTAL FLOOR AREA : 893sq.ft. (83.0 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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