

PROPERTY AGENTS

JPKnight



Martins Lane, Dorchester on Thames OX10 7JE



Martins Lane, Dorchester

Set in a quiet secluded setting in the heart of this popular South Oxfordshire village benefitting countryside views, is this charming detached property.

Accommodation benefits four bedrooms over two floors with ground floor and first floor bathrooms.

There is a spacious 23'11 living room with doors to the garden, open to a dining room, and a large kitchen/breakfast room. Outside the property is approached via a gravelled driveway with parking for several cars. The rear garden is mainly laid to lawn with mature plant and shrub borders backing on to open fields.



Tenure - Freehold

The property has gas central heating to radiators and is mostly double glazed throughout.

Accommodation

Entrance Hall: 19'5 x 9'7 (L-shaped) Window to side, radiator, cupboard, stairs to landing.

Kitchen/Breakfast Room: 18'6 x 9'2 Window to front, door and window to side, range of storage units and worktop, stainless steel sink, space for range cooker, fridge/freezer, dishwasher and washing machine, boiler, wood style flooring, radiator.

Living Room: 23'11 x 17'6 Window to rear and sliding patio doors to side, fireplace with Adam style surround and coal effect gas fire, feature stone wall, two radiators. Open to:

Dining Room: 11'11 x 9' Window to rear, storage cupboard, radiator.





Family Room/Bedroom 4: 12'7 x 11'8 Windows to front and side, two wardrobes, radiator.

Bathroom: Double aspect, white three-piece suite including shower over the bath, tiling, radiator, electric towel rail.

Stairs to landing: Airing cupboard, loft access.

Bedroom 1: 12'8 x 11' Window, wardrobes, eaves cupboard, radiator.

Ensuite bathroom: Three-piece suite, eaves cupboard, electric towel rail.

Bedroom 2: 11'10 x 8'5 Window to side, eaves cupboard, radiator.

Bedroom 3: 11'10 x 8'3 Window to side, eaves and recess cupboard, radiator.

Outside
A driveway leads from Martin's Lane to a gravelled area which has parking for several cars. The garden is enclosed by timber fencing screened by established shrubs and trees and an outdoor dining/barbeque area adjacent to the kitchen. The main gardens have excellent privacy and are laid to lawn from the side extending to the rear of the property with deep well stocked mature shrub and plant beds enclosed by timber fencing backing on to open fields.



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. Continue onto High Street and turn right onto Martins Lane. The property is at the bottom on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 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.

