

PROPERTY AGENTS

**JP**Knight



New House, Roke, Nr. Wallingford OX10 6JD





## New House, Roke

A fabulous 2500 sq.ft. family home built in stone to an exacting standard by a long established and renowned local developer it has a delightful  $\frac{1}{4}$  of an acre plot that abuts a small brook with views across open farmland beyond.

The superb accommodation includes 4 bedrooms, 4 bathrooms (incl. 3 suites), a 25' drawing room with fireplace, 16' family room, cloakroom and at its heart, a 24' x 22' kitchen/breakfast room with adjacent utility room. Outside there is extensive parking, double garage with an 18' studio-gym to the rear. The garden features a large paved terrace leading to a lawn.

## Tenure - Freehold

### Accommodation

The property has an air source heat pump with underfloor heating to the ground floor and radiators to the first.

Oak framed entrance porch.

Entrance Hall: Tiled floor and down lighters.

Cloakroom: White 2-piece suite, tiled floor, down lighters.

Drawing Room: 25'4 x 16'7 Wide sliding glazed doors to the garden, brick fireplace with a slate hearth, down lighters.

Family Room: 16'6 x 14'7 Front aspect, down lighters.

Kitchen/Breakfast Room: 24'4 x 22'7 Wide sliding glazed doors to the garden, side window. Range of storage units including a large island and breakfast bar. Belfast sink, Rangemaster cooker, With canopied extractor hood, dishwasher, US style fridge freezer in recess, compartmentalised bin store, down lighters and oak staircase.







Utility Room: 12'6 x 7'2 Window to front, cupboards, stainless steel sink, down lighters, door to side.

Stairs to Landing: Vaulted 10'5 ceiling with velux and airing cupboard.

Bedroom 1: 16'7 x 15'8 Vaulted 11'9 ceiling with 2 velux windows, French doors to Juliet balcony, down lighters.

En Suite Bathroom: Featuring a white 4-piece suite incl. bath and large shower cubicle, tiling, panelled dado, large velux window, down lighters, wood style floor, electric towel rail.

Bedroom 2: 17'3 x 12'8 10'9 vaulted ceiling, down lighters, French doors to Juliet balcony.

En Suite Bathroom: White 4-piece suite incl. large walk-in shower cubicle, tiling, down lighters, wood style floor, window.

Bedroom 3: 16'6 x 12'8 Front aspect, vaulted 11'9 ceiling with velux, down lighters.

En Suite Shower Room: White 3-piece suite, wood style floor, tiling, down lighters.

Bedroom 4: 17'5 x 10' Front aspect, down lighters, loft access with folding steps to:

Loft Room: Fully boarded with light.

Bathroom: White 4-piece suite incl. bath and shower cubicle, tiling, down lighters, wood style floor, velux, electric towel rail.

Outside

To the front there is a post and rail fence, areas of lawn flank an extensive gravel drive.

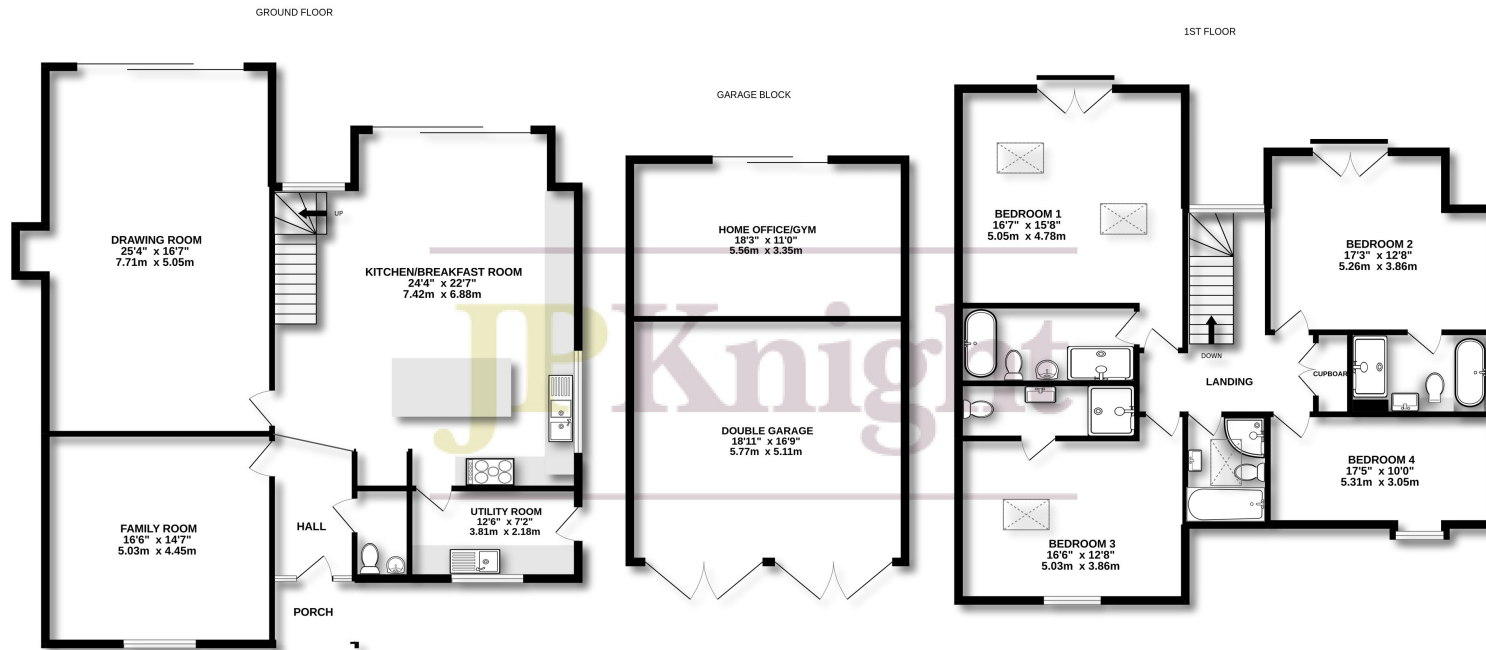
Detached Double Garage: 18'11 x 16'6 Two sets of twin doors to the front.

Studio/Gym: 18'3 x 11' Sliding patio door to garden, downlighters and heating.

Rear Garden: Extensive stone terrace with plant borders, established lawn leading to the brook. Access both sides to the front, timber fencing.

Air source heat pump.



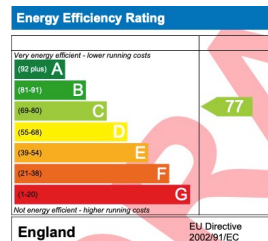


TOTAL FLOOR AREA : 2872 sq.ft. (266.8 sq.m.) approx.

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 the property is along on the left.