

PROPERTY AGENTS

JPKnight



Rokemarsh, Wallingford OX10 6JB



Rokemarsh

A rare opportunity to acquire this charming period property set in the sought after semi-rural hamlet. This delightful country home dating back to c.1750 with later additions sits in a total plot of 1.2 acres, comprising formal garden and paddock. In a secluded position with a gated driveway, parking for several cars and 20'4 garage, the property benefits spacious and versatile accommodation including four reception rooms, kitchen with an oil-fired AGA, utility room and cloakroom. On the first floor there are four double bedrooms (two with ensuite) and a family bathroom.

The gardens are mainly laid to lawn with mature borders, established hedges and fenced paddock extending to under an acre with direct gated access from the road.



Tenure - Freehold

The property has oil-fired central heating to radiators and mostly double glazing throughout.

Accommodation

Front door with side window to entrance lobby and tiled floor.

Open to:

Dining Room: 17'10 x 9'10 Window to front and internal window to living room, ceiling and wall timbers, exposed stone wall and brickwork, inglenook fireplace flanked with recessed shelving, tiled hearth, brick surround and wooden mantel, log stove, two radiators, tiled floor, stairs to landing.
Living Room: 22'1 x 13'7 triple aspect with French doors to garden and glazed sidelights, exposed stone wall and brickwork, three radiators.

Family Room: 17'9 x 11'1 (max) Double aspect, exposed stone wall, ceiling and wall timbers, inglenook with open fire and hood, tiled hearth and brick surround, two radiators, wood floor. Open to:

Kitchen: 12'4 x 10'9 Two windows to side, range of storage units with wooden worktop, Belfast sink, oil-fired AGA with timber mantel, space for dishwasher and fridge/freezer, downlighters, tiled floor, shelving recess, loft access.





Utility: 12'9 x 4'10 Window to rear, storage units with sink, space for washing machine and tumble dryer, ceiling timbers.
 Study: 16'6 x 12'3 Double aspect with French doors to garden and glazed sidelights, storage cupboard, two radiators, downlighters, wood floor.
 Cloakroom: White two-piece suite, shelved recess and cupboard, tiled floor, downlighters.

Stairs to landing: Window to side, linen cupboard, loft access.

Bedroom 1: 14'8 max x 13'5 (excl. wardrobes) Double aspect, two radiators, two fitted wardrobes.
 Ensuite shower room: Velux window, white four-piece suite including bidet, panelling with dado rail, chrome radiator, wood floor.

Bedroom 2: 13'4 x 12'3 Double aspect, two radiators.
 Ensuite shower room: Window to side, white three-piece suite including large walk-in shower, tiled wall, wood floor, downlighters, chrome radiator, airing cupboard.

Bedroom 3: 12'2 x 9'11 Window to front, shelved recess, radiator.
 Bedroom 4: 10'11 x 9'11 Window to front, fitted wardrobe, radiator.

Bathroom: Window to side, white four-piece suite, wood style floor, tiled walls, panelling, radiator, downlighters.

Outside

The property is approached via a gated gravel driveway with parking for several cars, a shingle pathway leads to the front door with a well, extending to extensive manicured lawns flanked with mature shrubs and hedges.

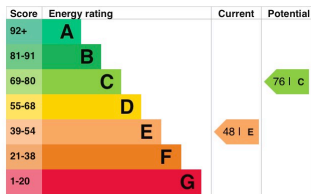
Garage: 20'4 x 18' double and single door to driveway, door and window to garden, eaves storage, boiler, oil tank with fireproof protection, light and power.

The lawn extends to the rear with a large patio, vegetable beds, shed and timber fence boundary. The fenced paddock sits adjacent abutting farmland beyond.

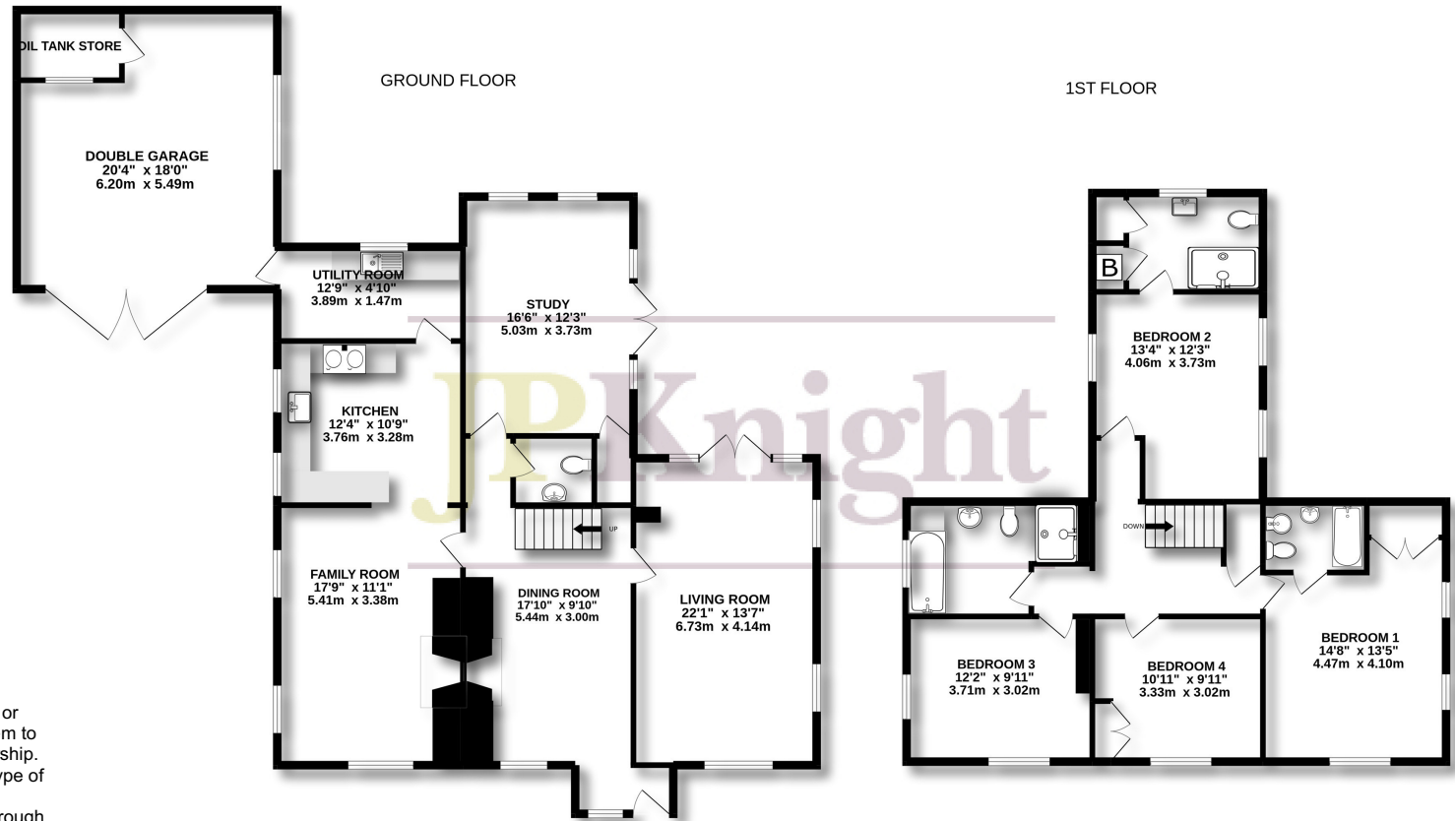


Directions

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 the property can be found on the right-hand side just before you get to the grass triangle.



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 : 1970sq.ft. (183.0 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.
Made with Metropix ©2022

