

PROPERTY AGENTS

JPKnight



Chapel Lane, Roke OX10 6JE



Chapel Lane, Roke

A charming grade II listed detached stone cottage oozing character and charm with a wealth of period features. Ideally located in this quiet semi-rural desirable village there is a vibrant community with neighbouring villages, a fabulous local pub “Home Sweet Home” and active village hall.

The beautifully presented accommodation includes a sitting room with Inglenook fireplace, log stove and bread oven. There are two further receptions, kitchen, study, utility and cloakroom.

On the first floor there are two bedrooms and two shower rooms accessed via two staircases, with bedroom three on the second floor.

The rear garden faces Southeast (benefiting from the sun all day and long into the evening) and wraps around the property with a tiered paved terrace, immaculate lawn flanked with mature well stocked borders and trees, vegetable garden and storage shed. To the front there is a gravel driveway leading to a double garage.



Tenure - Freehold

The property has oil fired central heating to radiators and secondary/double glazing.

Accommodation

Front door to kitchen: 14'3 x 11'11 Two windows to front, Neptune bespoke range of storage units and marble worktop, space for range cooker and fridge freezer, Belfast sink, integrated dishwasher, Kamdean flooring, ceiling timbers, two radiators, stairs to landing.

Open to:

Dining Room: 11'6 x 8'9 Window to rear, glazed ceiling panels, Neptune bespoke fitted bench seat with storage underneath, Kamdean flooring, radiator.

Study: 8'9 x 11'5 French door with glazed sidelights to garden, Kamdean flooring, radiator.

Sitting Room: 12'3 x 14'6 Window to front and internal window to garden room, fireplace with log stove, brick surround, tiled hearth, wooden mantel and bread oven, ceiling timbers, Kamdean flooring, radiator, secondary stairs to Bedroom 2.



Garden Room: 12'7 x 10'3 Exposed stone wall, two walls with full height glazing and French doors to garden, tiled floor, underfloor heating, downlighters.

Utility: 6'4 x 7'10 Windows to front and side, Neptune bespoke range of storage units and wooden worktop, concealed appliance space, ceiling timbers.

Cloakroom: Window to side, white two-piece suite, Kardean flooring, ceiling and wall timbers, radiator.

Stairs to landing: Loft access, downlighters.

Bedroom 1: 14'5 x 11'1 Three windows to front, fitted wardrobes, ceiling and wall timbers, radiator.

Ensuite shower room: Window to front, white three-piece suite including countertop basin and vanity unit, tiled wall and floor, chrome radiator.

Bedroom 2: 14'5 x 12'4 Two windows to front, ceiling and wall timbers, radiator. Stairs to:

Bedroom 3: 12'4 x 7'9 Scaled ceilings, Velux window, ceiling and wall timbers.

Outside

The mature landscaped garden faces Southeast (benefitting from the sun all day and long into the evening) and includes a large split level paved terrace with retaining wall and raised flower beds. Leading to an immaculate established lawn flanked with well stocked mature borders interspersed with large shrubs and trees, there are two decorative trellis arches, a vegetable garden, log storage, shed and timber fence boundary.

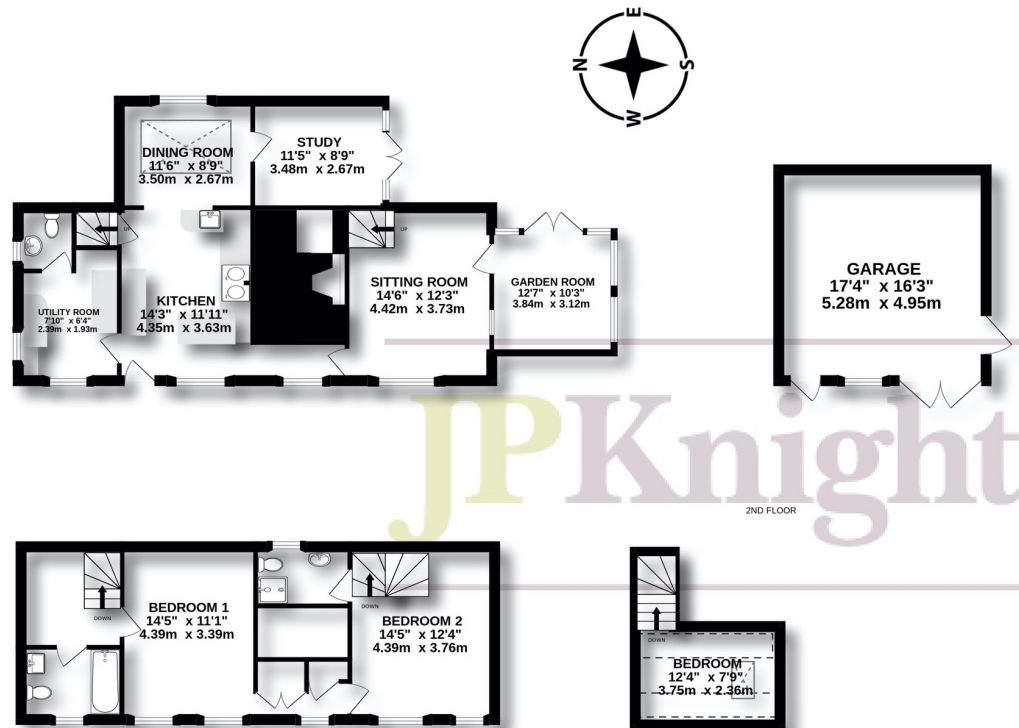
The front garden is approached via a gravel driveway with parking for two cars leading to a garage. There is a decorative arched gate with paved pathway leading to the front door and beyond with gated access to the rear on both sides of the property. The front boundary features tiered flower beds with a feature stone wall and wooden sleeper lavender filled flower beds.

Garage: 17'4 x 16'3 Electric double doors, inspection pit, two pedestrian doors, power and light.



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 cottage is on the left hand side.



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 : 1514 sq.ft. (140.6 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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