

PROPERTY AGENTS

JPKnight



Martins Lane, Dorchester on Thames OX10 7JE



Martins Lane, Dorchester

A fabulous family home set on a secluded plot that extends to just under a 1/3 of an acre: it is set in a quiet, no through road close to the village centre and all its amenities.

The accommodation includes five bedrooms and two bathrooms to the first floor along with a drawing room, study, utility and at its centre a superb 28' x 22' kitchen-breakfast-family room.

Outside there is an extensive gated drive, mature gardens and range of outbuildings incl. double garage, workshop and 36' pool room with scope for a range of uses.

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



Tenure - Freehold

Enclosed Entrance Hall: Radiator, French doors to: Inner Hall: Radiator, dado rail, stairs to landing. Cloakroom: White 2-piece suite, radiator, window.

Drawing Room: 21'5 x 15'7 (L-shaped) A double aspect room with French doors to the garden, it has a fireplace with pine surround, marble inset and hearth and fitted log stove, 2 radiators.

Study: 7'11 x 7'2 Front aspect, radiator.

Kitchen/Breakfast/Family Room: 28'6 x 21'9 A superb space fitted with a range of cupboards that includes an island unit, Silestone worktops, stainless steel sink. Integrated electric ceramic hob, extractor hood, oven, dishwasher and fridge/freezer. Windows to the garden and side French doors. Radiators & down lighters. Utility Room: 12'8 x 8'9 Doors to both front drive and garden, storage units, sink and appliance spaces, wood style floor, radiator, down lighters, gas boiler.





Stairs to Landing: Window, loft access, radiator.

Bedroom 1: 14'10 x 11'11 A double aspect room with windows front and rear, 2 radiators.

En Suite Shower Room: White 3-piece suite incl. a large shower cubicle, down lighters, radiator, tiling and airing cupboard.

Bedroom 2: 12'11 x 11'2 Rear aspect and radiator.

Bedroom 3: 13' x 11'2 Window to rear, radiator.

Bedroom 4: 12'8 x 8'9 (with 8' corridor leading to it), front aspect and radiator.

Bedroom 5: 11'3 x 7'2 Front aspect and radiator.

Bathroom: Fitted with a white 4-piece suite incl. both bath and shower cubicle, tiling, radiator, tiling, window, down lighters and radiator.

Outside

To the Front: 70' x 40' Twin gates lead to a large gravel drive enclosed by brick walling/timber fencing. Mature flower & shrub beds, beech hedge, enclosed bin area.

Outbuildings

Double Garage: 19' x 18' Twin up/over doors, power, central wall, door to covered passage.

Workshop: 12'8 x 12'6 Window to garage, shelving.

Decommissioned Pool Room: 35'8 x 18' Potential to be re-instated or filled in, this large building offers potential for a gym, studio or even an annex.

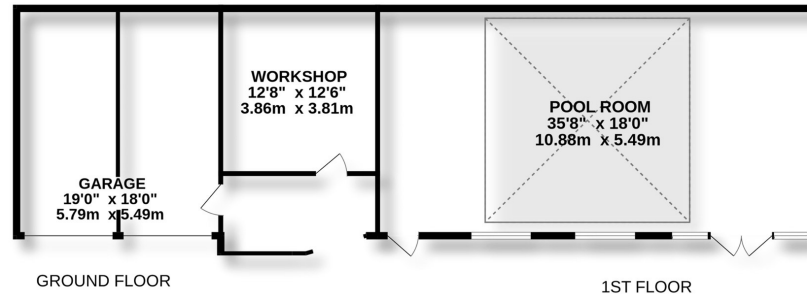
Rear Garden: A lovely feature the garden is beautifully maintained with a central lawn and a wealth of established shrubs and trees in both border and island beds. There are two paved terraces with connecting pathway. Screened vegetable area to one side with 2 timber sheds, path with slate chippings. In the corner there is an ornamental pond with rockery and timber decking.



Directions

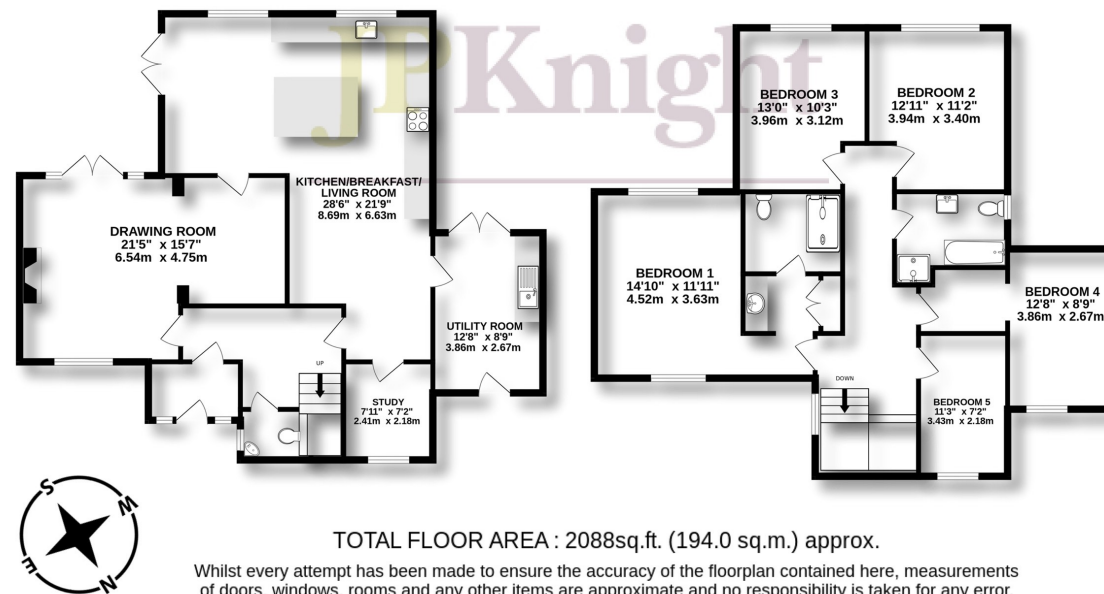
Turn right from our offices to the traffic lights at the town centre, proceed straight across into Castle Street. After 2 miles proceed across Shillingford Bridge and continue to the roundabout, turn left onto the A4074, after 0.7 of a mile turn left to Dorchester (Henley Road). Follow the road across the bridge and past the Abbey, where it becomes the High Street, after 0.2 of a mile turn right into Martins Lane, follow this to the end the property is straight ahead.

OUTBUILDINGS (NOT SHOWN
IN ACTUAL POSITION)
463 sq.ft. (43.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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.



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