



Queen Street, Dorchester on Thames OX10 7HR



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A pretty, double fronted cottage style property in a glorious setting close to the centre of this keenly sought after village. There are 4 double bedrooms and 2 bathrooms: the ground floor features three reception rooms, cloakroom and stunning re-fitted kitchen/breakfast room with bespoke in-frame solid wood units covered with solid oak worktops. Outside a generously proportioned driveway leads to the garage, to the rear a secluded west-facing garden.

Accommodation

The property has gas central heating to radiators, solar panels heating the water and timber double glazed windows.



Tenure - Freehold

Entrance Hall:

Oak door with glass panel and window to front. Stairs lead to first floor with storage beneath and cloaks area. There is wood style flooring and a covered radiator.

Cloakroom:

White 2 piece suite, with tiled flooring and extractor.

Sitting Room: 17'10 x 11'9

A delightful room with a window overlooking the front garden. Open fireplace with marble slips, hearth and decorative wooden surround. With wood style floor, two covered radiators, and an archway to:

Family Area: 12'9 x 8'2

Window to the rear, with wood style floor: radiator.

Study: 9' x 7'1 min.

A window overlooks the rear garden, oak stable door giving access to the front of the property and wood style floor.





Kitchen/Breakfast Room: 25'9 x 10'

A super double aspect room running from front to rear with a range of matching wall and base units with wood worktops and inset enamel sink unit. Integrated electric ceramic hob, electric oven, combi oven-steamer and dishwasher: Space for fridge-freezer. A utility area at the rear of the kitchen has further wall and base units, stainless steel sink and space for washing machine. There is a tiled floor, radiator and down lighters.

Stairs to Landing: Airing cupboard and loft access.

Bedroom 1: 11'10 x 11'9 Front aspect with a range of built in wardrobes with oak doors, wood floor and radiator.

En Suite: White 3-piece suite including a large walk-in shower cubicle with Bristan shower, heated towel rail, extractor with stone and pebble style floor and window.

Bedroom 2: 12'10 max. x 8'6 Rear aspect, built in wardrobes with oak doors, wood floor and radiator.

Bedroom 3: 10'7 x 10' Wood floor, front aspect and a radiator.

Bedroom 4: 12'2 x 10' Timber Velux window, wood floor and radiator.

Bathroom: 3-piece white suite with shower over the bath, heated towel rail and tiled flooring, window.

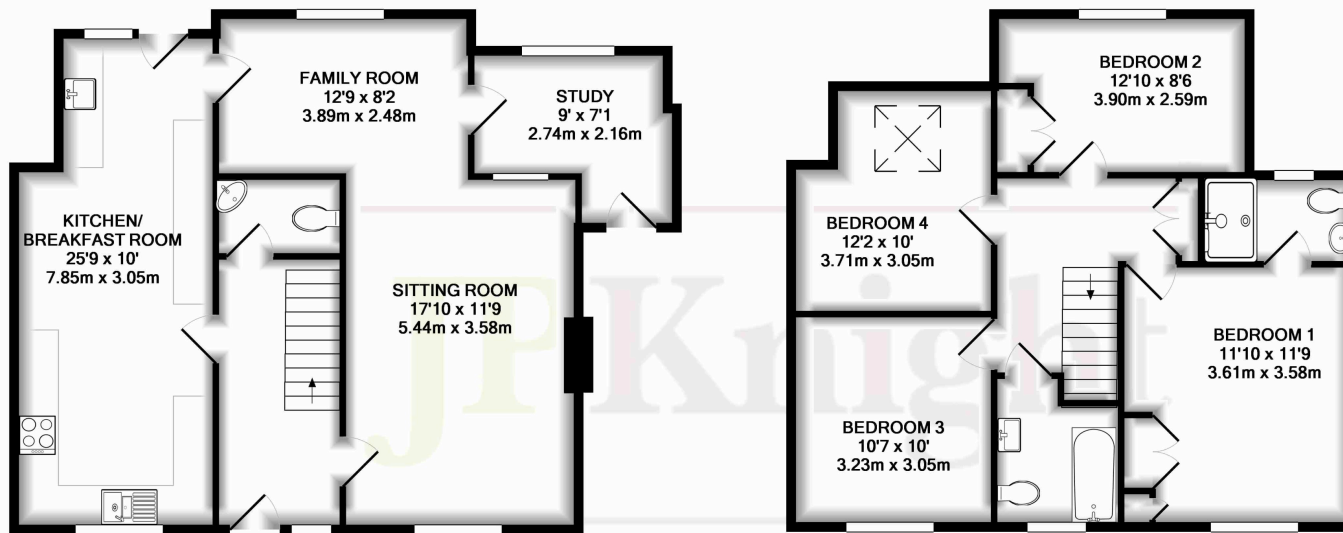
Outside

The front is approached via an extensive gravel driveway (shared with the neighbour). A side gate leads to the front garden that has an area of lawn, shrub planting, apple tree dwarf brick wall and path to the front door.

Garage: 15'4 x 9'8. Up/over door; power.

Rear Garden: To the rear the pretty garden faces west, has a gravel terrace with steps up to the lawn area, bordered by fencing and hedging with a side gate.





GROUND FLOOR
APPROX. FLOOR
AREA 735 SQ.FT.
(68.3 SQ.M.)

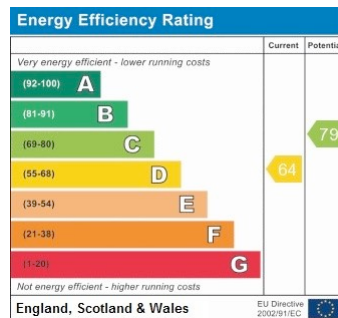
1ST FLOOR
APPROX. FLOOR
AREA 639 SQ.FT.
(59.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1374 SQ.FT. (127.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

Turn left from our offices into St Marys Street, follow this into the one way system 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 mile turn left to Dorchester. Follow the road across the bridge and past the Abbey, turn right into Queen Street, the property is on the left.



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.

