

PROPERTY AGENTS

JPKnight



Beechcroft, Dorchester on Thames OX10 7LS



Beechcroft, Dorchester on Thames

Freehold

Set in the centre of this sought after village, a stylish 4 bedroom town house arranged over 3 floors and featuring an enclosed west facing garden and garage. It also has 2 bathrooms, an attractive kitchen, a cloakroom/utility room, 17'5 family room with log stove, and a first floor sitting room.

Cloakroom/Utility: Fitted with a 2 piece white suite, cupboards, space for washing machine, window to the front and gas boiler.

Family Room: 17'5 x 9'10

Twin French doors and separate window to the garden, there is a log stove set on a tiled hearth. Wood laminate floor and radiator.

Kitchen: 12'6 max. x 7'10

Front aspect, range of storage units with roll edge worktops, electric cooker with ceramic hob, extractor hood above, fridge, wood laminate floor and radiator. Space for washing machine.

Accommodation

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

Entrance Hall: Radiator, wood laminate floor and stairs to landing with cupboard under.





Stairs to 1st Floor Landing: Radiator.
 Sitting Room: 17'5 x 13' into bay.
 A tall walk-in bay window overlooks the rear garden, 2 radiators.

Bedroom 1: 11'5 max. x 9'10 excl. wardrobes.
 A Tall window looks out to the front, range of wardrobes and radiator.
 En Suite Bathroom: Fitted with a white 3 piece suite radiator, window and tiling.

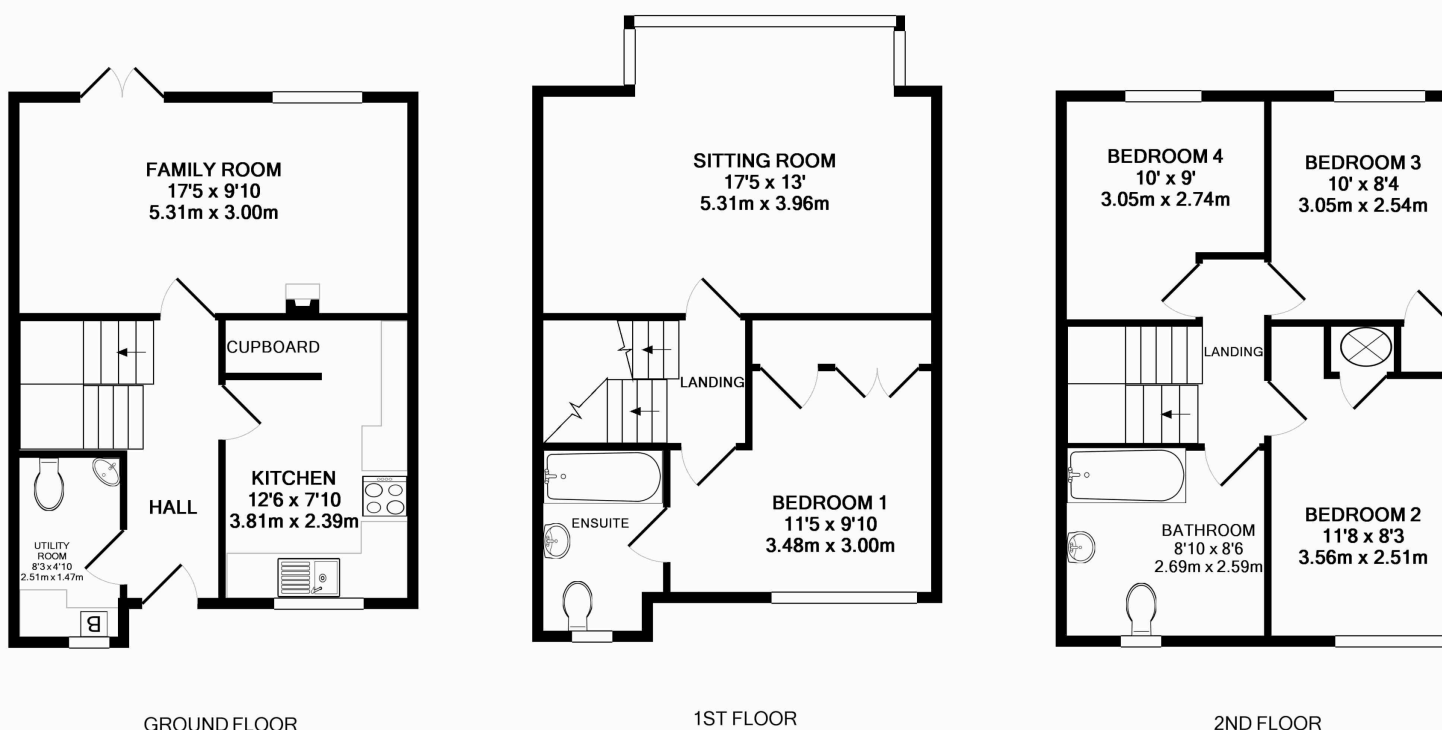
Stairs to 2nd Floor Landing: Radiator.
 Bedroom 2: 11'8 x 8'3 Front aspect, radiator and airing cupboard.
 Bedroom 3: 10' x 8'4 excl. wardrobe
 Rear aspect, radiator and wardrobe.

Bedroom 4: 10' x 9' max. Rear aspect, radiator.
 Bathroom: 8'10 x 8'6
 Fitted with a 3 piece white suite including a P-bath with shower unit and screen, radiator, tiling and window.

Outside
 The front garden extends to 38' and is laid to lawn with shrub and flower borders, dwarf wall to the front boundary.

Garage: 18'7 x 7'9 Set to the rear of the house, up and over door, light and power, door to garden
 Rear Garden: An attractive feature it extends to a maximum of 45' and faces west. A paved terrace leads to a lawn with stepped path to the garage and seating area with timber fencing and rear gate





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. Follow the road across the bridge and past the Abbey, where it becomes the High Street, the property is on the left just past the supermarket.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	63	75
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 1292 SQ.FT. (120.0 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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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.

