

PROPERTY AGENTS

**JP**Knight



Tudor Walk, Rowstock OX11 0JR



## Tudor Walk, Rowstock

A new and beautifully finished 4 bedroom home on a stylish gated development set in the heart of this popular village: it is beautifully finished and boasts a superb specification. The ground floor comprises a family room, large drawing room and a magnificent kitchen/breakfast room with views across countryside, upstairs 4 double bedrooms, luxury en suite shower room and family bathroom. Outside it has a driveway leading to the garage and a west-facing garden siding onto farmland. With the A34 nearby it offers easy access for both Oxford and Newbury.

## Freehold

### Accommodation

The property features gas central heating, under floor downstairs radiators on the 1<sup>st</sup> floor, low energy down lighting, chrome switches, double glazing and Bosch appliances.

Reception Hall: 12'7 x 12'9 (L-shaped)

There are 2 cupboards and stairs to landing.

Cloakroom: White 2 piece suite, window, towel heater, large mirror, part tiled walls.

Drawing Room: 20'8 x 15'10

A bright double aspect room with a window to the front and twin French doors leading to the garden: stylish electric wall fire.

Family room: 11'6 x 7'10:

Window to the front and wood style floor

Utility: 7'5 x 5'10: Storage units with sink, door to the side, integrated washing/dryer.





Kitchen/Breakfast Room: 18'8 x 14'10  
 Triple aspect including French doors to the garden and a glass bay with glass roof overlooking fields, range of storage units and granite worktops and up-stands, integrated Bosch double oven, microwave, induction hob, extractor hood, dishwasher, fridge and freezer. Spotlights and down lighters.

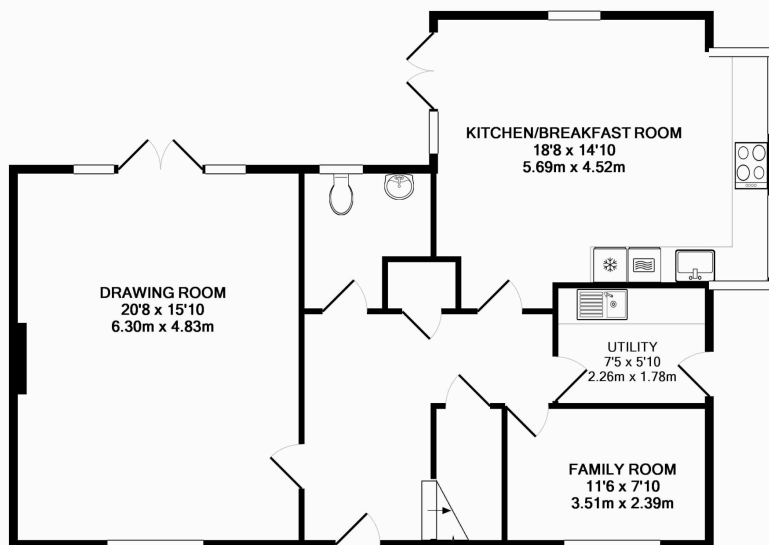
Stairs to Landing: Loft access, airing cupboard.

Bedroom 1: 14'5 x 14'  
 Double aspect, range of fitted wardrobes, radiator.  
 En Suite Shower Room: White 3 piece suite that includes shower cubicle, tiling, chrome radiator and window.

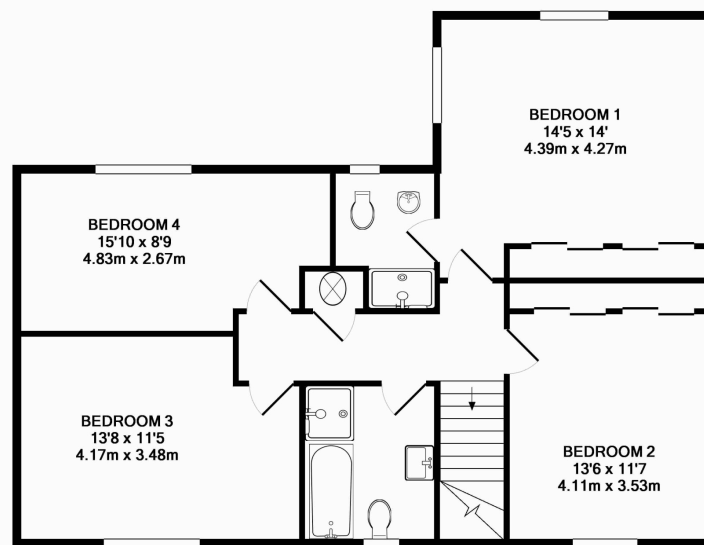
Bedroom 2: 13'6 x 11'7  
 Range of wardrobes, double aspect, radiator.  
 Bedroom 3: 13'8 x 11'5  
 Front aspect and radiator.  
 Bedroom 4: 15'10 x 8'9  
 Rear aspect and radiator.  
 Luxury Bathroom: Fitted with a 4 piece white suite including bath and separate shower, tiling, radiator and large mirror.

Outside  
 A paved path leads to the front door.  
 Garage: Adjacent to the house with up/over door. (Approached via communal electric gates from the courtyard at the rear).  
 Garden: Facing west there is a paved terrace, an area of lawn and timber fencing.





GROUND FLOOR



1ST FLOOR



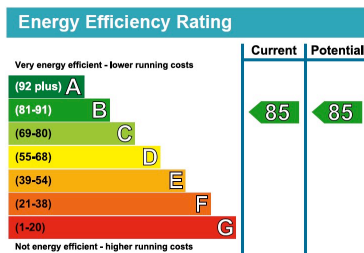
TOTAL APPROX. FLOOR AREA 1776 SQ.FT. (165.0 SQ.M.)

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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**Directions**

Head south from Wallingford on the Reading Road, across the roundabout and after 2.9 miles turn right into Halfpenny Lane, at the T-junction turn right onto the A417. Stay on this road for 7.3 miles, upon reaching the roundabout at Rowstock turn right and then first left into Tudor Close.



**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.

