

PROPERTY AGENTS

JPKnight



Oxford Road, Dorchester on Thames, Oxfordshire OX10 7LX



Dorchester on Thames

A beautiful period home with delightful views to front and rear, set in an idyllic, private setting within walking distance of this sought after village. The secluded grounds extend to ¼ of an acre and feature a gated drive and detached garage with studio above: to the rear lovely gardens extend to 110'. The property has five bedrooms, four reception rooms and a 26' kitchen/breakfast room. Beautifully presented throughout. The property has gas central heating to radiators.



Entrance Hall: With windows flanking the door, Velux window, decorative tiled floor, radiator and cloaks cupboard.

Inner Hall: Stairs to landing, cupboard under.

Front aspect, wood floor, radiator.

Cloakroom: White two piece suite, wood style floor, radiator and down lighters.

Freehold

Front Room: 14' x 12' Sash window to the front, pine fireplace with cast iron inset, tiled slips and hearth, radiator, shelving, internal window through to the snug.

Family Room: 14'1 x 12' Sash window to the side, pine fireplace with granite hearth, wood floor, radiator, cupboards/shelves at the side of the chimney breast, twin doors to the kitchen/ breakfast room and entrance hall.

Kitchen/ Breakfast Room: 26' x 14' Two windows out to the side, French doors opening into the garden, range of storage units, combination of granite and wood worktops, white sink units, gas hob with stainless steel back plate and extractor, double electric oven, dishwasher, island unit, wood floor, two radiators, down lighters, space for a fridge freezer.

Orangery: 17' x 14'3 A beautiful room flooded with light by a large lantern light and with bi-fold doors opening out to the garden, wood floor, radiator.

Snug: 14'8 x 12' Fireplace with a wood burning stove on a slate hearth, herringbone wood block floor: cupboards, shelving and radiator.





Utility room: 12'9 x 8'1 (average) Doors front and rear, storage units with cimstone worktops, Belfast sink, appliance space, quarry tiled floor, skylights. The front door opens out onto a small courtyard 13'2 x 8' Wall with a wrought iron gate up to the front garden. Stairs to galleried landing: Sash window to the front, dado rail, loft access, sun pipe.

Bedroom 1: 14' x 10'10 (excl. entrance/dressing area) Twin French doors open out to the balcony, 2 side windows, velux, down lighters and fitted wardrobes. Balcony: 8'2 x 3'1 Wrought iron balustrade. En Suite Shower Room: White three piece suite, down lighters and sun pipe: radiator.

Bedroom 2: 14' x 12'
Sash windows to front and side, radiator.
Bedroom 3: 14'1 x 12'
Sash window to the front, radiator.
Bedroom 4: 12' x 8'5
Sash window to the rear and radiator.

Bedroom 5: 10'3 x 8'1
Double glazed sash window, radiator, shelved recess.
Bathroom: White 3 piece suite including a bath with shower above, partial tiling, down lighters, radiator. Sash window and cupboard housing gas boiler.
Outside
Front Garden: Large lawn with shrubs and plants to the borders, side fencing, paved drive with turning space.

Twin wrought iron gates lead via gravel driveway to:
Detached Garage: 21' x 10'1 Twin doors front and rear, staircase to:
Studio: 11'10 x 10' Velux windows, eaves cupboards, light and power.
Garden:
A stunning feature, it is private and extends to approximately 110' in length. An area of timber decking steps down to a paved terrace. Beyond a central lawn with a number of mature trees, established shrubs and plants along with raised vegetable beds. Enclosed by timber fencing/walling.



Directions

Proceed north from our offices via St Martins Street to the crossroads by Waitrose. Go straight over the traffic lights into Castle Street. Proceed along the Shillingford Road down past the Shillingford Bridge Hotel and over the bridge. Turn left at the roundabout onto the A4074 towards Oxford. After passing through Shillingford turn left at the next junction towards Dorchester. Once in Dorchester follow the High Street passing the entrances to Abingdon Road and Drayton Road and into Oxford Road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	77
EU Directive 2002/91/EC			

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 APPROX. FLOOR AREA 2347 SQ.FT. (218.0 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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