



Rotten Row, Dorchester on Thames OX10 7LJ



Rotten Row, Dorchester

A charming Grade II listed cottage dating from c.1781 with later additions: featuring an idyllic setting within view of the abbey in the conservation area of this beautiful village, it has 4 bedrooms and 3 reception rooms. Replete with period detail it has been lovingly restored and extended to create a delightful family home. The front gate opens into a private and established walled garden with an oak framed barn and tree house.

Accommodation

The property is double glazed with gas central heating to radiators. Entrance Hall: Panelled dado, wood floor, radiator and staircase.



Freehold

Sitting Room: 11' x 11'

Sash window to the front, brick fireplace with a wooden mantle and quarry tile hearth, fitted 'Clearview' log stove, cupboards and shelving flank the chimneybreast, radiator.

Family Room: 19'6 x 9'10

Sash windows front and side with fitted shutters, brick fireplace with a brick hearth, wooden mantle and 'Clearview' log stove, adjacent cupboard and shelving, central oak framed open way, radiator and fitted corner cupboard.

Snug: 14' x 7'10 Panelled dado, under stair storage and radiator.

Kitchen/ Breakfast Room: 15' x 15' (maximum)

Window to the side a part glazed door opening out to the porch and gardens beyond, range of storage units with wood worktops and white sink unit, Rangemaster cooker, quarry tile floor, radiator, secondary stair case with cupboard under, down lighters and appliance spaces, feature glass covered well with spot-lighting.

Utility/ Store: 10'1 x 4'3 Window, wood worktops, shelving, quarry tiled floor, appliance space and gas boiler, water softener.





Dining Room: 12'9 x 11'5
 Oak framed and glazed on three sides, vaulted 11'6 ceiling with two Velux windows, twin doors open to the terrace, exposed brick and stonework: radiator.
 Cloakroom: White 2-piece suite including high level WC, radiator, quarry tile floor and down lighters, window.

Stairs to landing, window to the rear.

Bedroom 1: 11'5 x 11'2
 Window to the front, radiator, wardrobes: (door to the side of the chimneybreast connects via to bedroom 2).

Bedroom 3: 11'10 x 8'8 (excluding the doorway)
 Window out to the garden, radiator: cupboards.

Bedroom 4: 9'6 x 9'2 (measurements taken at floor level)
 Scaled ceiling (with partially restricted head height) window to the side, cupboard and radiator.

Bathroom: White 3-piece white suite, wood floor, window with shutters, radiator, electric towel rail, airing cupboard.

Secondary staircase from kitchen rises to:
 Bedroom 2: 10' x 9'10
 Double glazed windows to front and side, radiator, passage-way link to bedroom 1.
 En Suite Shower Room: White 3-piece suite, chrome radiator and down lighters.

Outside

A gate from Rotten Row opens into its hidden garden with a pathway to the front door, the gardens extend across the front and to the side predominantly set to a beautifully maintained lawn with established plants and shrubs. There is a stone terrace with a path and steps down to the barn with a retaining wall and a further area of lawn to the far side which is enclosed by stone walling and timber fencing.
 Oak Barn: 16' x 10'9 Windows to front and side, light/power and a paved floor. Mezzanine storage. Covered log store to one side and across the rear.
 Oak Garden Shed: Light and power.
 Tree House: Set in one corner with steps up and is made of cedar shingles with delightful views across the garden.

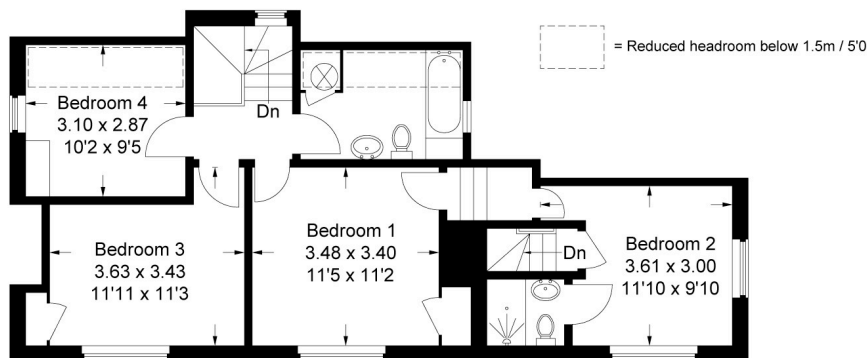




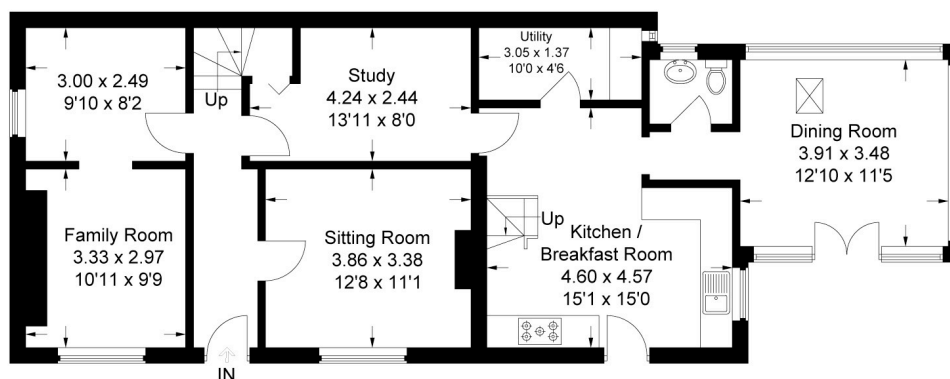
Directions

Turn right from our offices, straight across the traffic lights at the town centre into Castle Street. After 2 miles proceed across Shillingford Bridge and continue to the roundabout and 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, continue around the corner and take the first left into Rotten Row.

Approximate Gross Internal Area
Ground Floor = 93.1 sq m / 1002 sq ft
First Floor = 61.5 sq m / 662 sq ft
Total = 154.6 sq m / 1664 sq ft



First Floor



Ground Floor

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.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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