



Abingdon Road, Dorchester on Thames OX10 7JY



Abingdon Road, Dorchester

A beautifully presented period home with a wealth of exposed beams and timbers that contrasts with a stylish modern 22'6 kitchen/breakfast room and 3 refitted bathrooms. The sitting room has a brick fireplace with log stove, there are also 4 bedrooms as well as a study and sun room. Outside it has a private south facing garden and a gated driveway leading to a large detached garage.

Accommodation

The property has gas central heating to radiators, a gas Aga and double glazing.

Tenure - Freehold

Entrance Hall: 11'2 x 7'4 Double glazed windows either side, tiled flooring, radiator, panelling.

Inner Lobby: Door to side, tiled floor.

Bedroom 4: 10'10 x 11'2 – 8' Window to rear, radiator.

Shower Room: White 3-piece suite incl. shower cubicle, tiled floor, chrome radiator, window, down lighters.

Study: 12'1 x 9'5

Window overlooking garden, tiled floor, radiator, ceiling beam.

Sitting Room: 12'1 x 12'3

Inglenook brick fireplace with stone hearth and log stove, wood flooring, beamed ceiling and wall timbers, cupboard to side of chimney breast, two open ways to;

Sun Room: 13'9 x 6'6

Windows rear and side, wood flooring, part vaulted ceiling.





Kitchen/Breakfast Room: 22'6 x 14'4
 Windows rear and side, French doors to the garden, range of storage units with stone worktops, twin oven gas AGA, stainless steel sink unit, gas hob, electric oven, cooker hood and dishwasher, limestone floor and down lighters.
 Utility: 8'8 x 4' (irregular shape) window, space for washing machine, hand basin, tiled floor, gas boiler.

Inner Lobby: Window, stairs to landing, down lighters, Velux window.

Bedroom 1: 12'5 x 12'3
 Vaulted 11'9 ceiling with loft storage recess, window overlooking garden, velux, radiator, beams and timbers.
 Inner Lobby: Window: wood flooring.
 Dressing Room/ Nursery: 11'5 x 8'1
 Wall to wall wardrobes, wood floor, double glazed windows, painted beamed ceiling

Bathroom: White 4-piece suite incl. bath and shower cubicle, marble tiling, under floor heating, down lighters, window.

Bedroom 2: 12'6 x 11'1
 View out across park, Velux, radiator.
 En Suite Shower Room: White 3-piece suite, tiling, Velux, shelved recess.
 Bedroom 3: 12'3 x 6'3
 Windows rear and side, radiator, wardrobe: down lighters.

Outside

Twin gates open to:
 Gravel drive with wall across the rear border.

Garage: 27'10 x 16'8 max Up/over door and side door, light and power.

Garden: Extending to 39' in depth a paved terrace leads out to an area of lawn that has flower and shrub beds, enclosing by stone walling and timber fencing. A paved path leads via a gate to Oxford Road.



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 Shillingford turn left at the next junction towards Dorchester. Follow the High Street to the end, past the entrance to Abingdon Road the property is immediately on the left.



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 1636 SQ.FT. (152.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	55	61
39-54	E		
21-38	F		
1-20	G		
Not energy efficient – higher running costs			
England & Wales		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.

