



Wantage Road, Rowstock, OX11 0JU

£1,195,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Rosevale is a much loved home, in the ownership of just two families since it was built 37 years ago. The property has undergone meticulous renovation and extension work in recent years by the current owners and boasts approximately 2800sq ft of luxuriously appointed accommodation and sits on a manicured plot of circa 0.46 acres with four double bedrooms, a double garage and a statement 34ft kitchen-diner-family room with large skylight and doors overlooking the garden. Immediately overlooking orchard and countryside to the rear; this beautifully presented family home comes with all the practical bonuses of modern living including summerhouse/home office, internal study and ample driveway parking. The accommodation comprises entrance hall, 23ft main lounge with wood-burning stove, stunning kitchen-diner-family room with bespoke kitchen which incorporates a breakfast bar and bar area, library/family room, utility room, shower room, and study. On the first floor a large landing gives access to a modern bathroom and four double bedrooms; the principle bedroom with stylish en-suite bathroom.

An extensive driveway and lawn sites to the front which leads to a double garage. An impressive landscaped garden lays to the rear which enjoys a very private quintessential country aspect to the rear, large patio, and summer house which could prove ideal as a home office or gym. Should it be of interest; a pre-application planning application gave favourable feedback for the consent of a three bedroom detached dwelling in the grounds on the site of the double garage. Other benefits include air conditioning and mega flow system.

For the size, finish, and plot to be fully appreciated; the property must be viewed.





Key Features

- Offering 2800sq ft of beautifully appointed accommodation
- Four double bedrooms
- Approximately half an acre plot immediately overlooking orchard and countryside to the rear
- Extensive driveway parking and double garage
- Utility room
- Study
- Three modern bathroom/shower rooms
- Summer house/office



The Location

Situated in the hamlet of Rowstock within the parish of East Hendred, an Area of Outstanding Natural Beauty (North Wessex Downs) with many countryside footpaths to traverse, on the doorstep and connected to East Hendred village, one mile away, by country byway.

Rowstock is within the catchment area for three village primary schools at East Hendred, Harwell and Chilton, all with Good Ofsted ratings. It is conveniently placed for excellent access to the A34 which in turn leads to the M4 and M40 motorways.

The town of Didcot is approximately two and a half miles away offering a comprehensive range of shops and leisure amenities, as well as providing a fast and regular rail service to London Paddington in approximately 40 minutes.

Some material information to note:

Brick & tile freehold house. Gas central heating. Mains water, mains electrics, septic tank wastewater. The property has driveway parking. Ofcom checker indicates standard to superfast broadband is available at this postcode/address with possible limited access for ultrafast. Ofcom checker indicates good mobile availability for data and voice calls is available with all major providers at this postcode/address. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants are available on request from the estate agent.

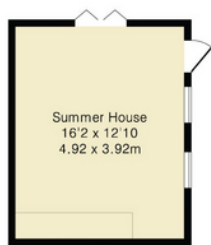


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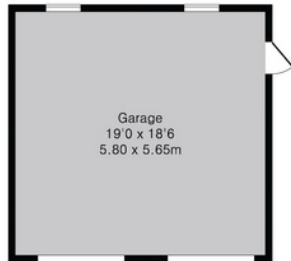
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Approximate Gross Internal Area 2854 sq ft – 265 sq m
Ground Floor Area 1481 sq ft – 138 sq m
First Floor Area 812 sq ft – 75 sq m
Garage Area 353 sq ft – 33 sq m
Outbuilding Area 208 sq ft – 19 sq m



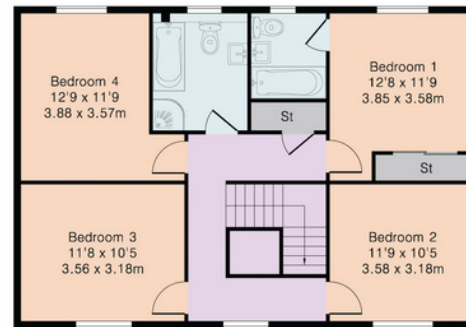
Outbuilding



Garage



Ground Floor



First Floor

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