



Wantage Road, Rowstock, OX11 0JU
£1,200,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Comprising approximately 4000sq ft of meticulously renovated and extended accommodation is this exceptionally stylish six bedroom, five bathroom family home with large garden overlooking an orchard and two spectacular reception rooms including a statement kitchen-diner-family room and 40ft lounge diner.

Finished to the highest standard throughout this family home comprises a large entrance hall with porcelain tiled floor and an oak staircase, luxury shower room with 'jack & jill' access to the double bedroom (which could alternatively be used as a playroom), utility room, integral hall to study, modern shower room and internal garage access.

Two grand reception rooms at the back of the house complete the ground floor accommodation; one of which is an outstanding 40ft principal lounge and dining room with sky lights, bi-fold doors to garden and a double sided log fire. The other is a statement kitchen-diner with central island, quartz work surfaces and integrated appliances.

On the first floor there is a modern fully tiled bathroom, laundry room and four generous bedrooms; the main bedroom with fitted wardrobes and a stylish en-suite with his & hers sinks. Finally on the second floor; there is an impressive guest suite with fitted wardrobes and bathroom.

To the front of the property there is ample driveway parking with an electric charging point and which leads to a large garage with electric roller door light power and extensive storage above. To the rear; there is a large beautifully landscaped garden backing to an orchard with superb entertaining area. Other benefits include; air conditioning underfloor heating in the downstairs reception areas, engineered oak doors and recent new septic tank.





Key Features

- Approximately 4000 sqft of spectacular accommodation
- Six bedrooms and five bathrooms
- Large manicured gardens with entertaining area and a pleasant aspect overlooking an orchard
- Stunning 40ft reception room with sky lights, bi-fold doors and double sided log fire
- Meticulously renovated and extended in recent years
- Extensive driveway parking, large garage with electric roller door
- Study, impressive entrance hall, first floor laundry room and pantry
- Statement kitchen/diner with central island, quartz work surfaces and integrated appliances





The Location

Rowstock is a conveniently placed Oxfordshire village giving excellent access to the A34 which in turn leads to the M4 and M40 motorways. The town of Didcot is about two and a half miles away and provides fast and regular rail service to London Paddington in approximately 40 minutes as well as having comprehensive shopping and leisure facilities

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 relating to any covenants are available on request from the estate agent. Having being built pre-1999, there is a possibility of low level asbestos being present however this is considered to be safe if left undisturbed.

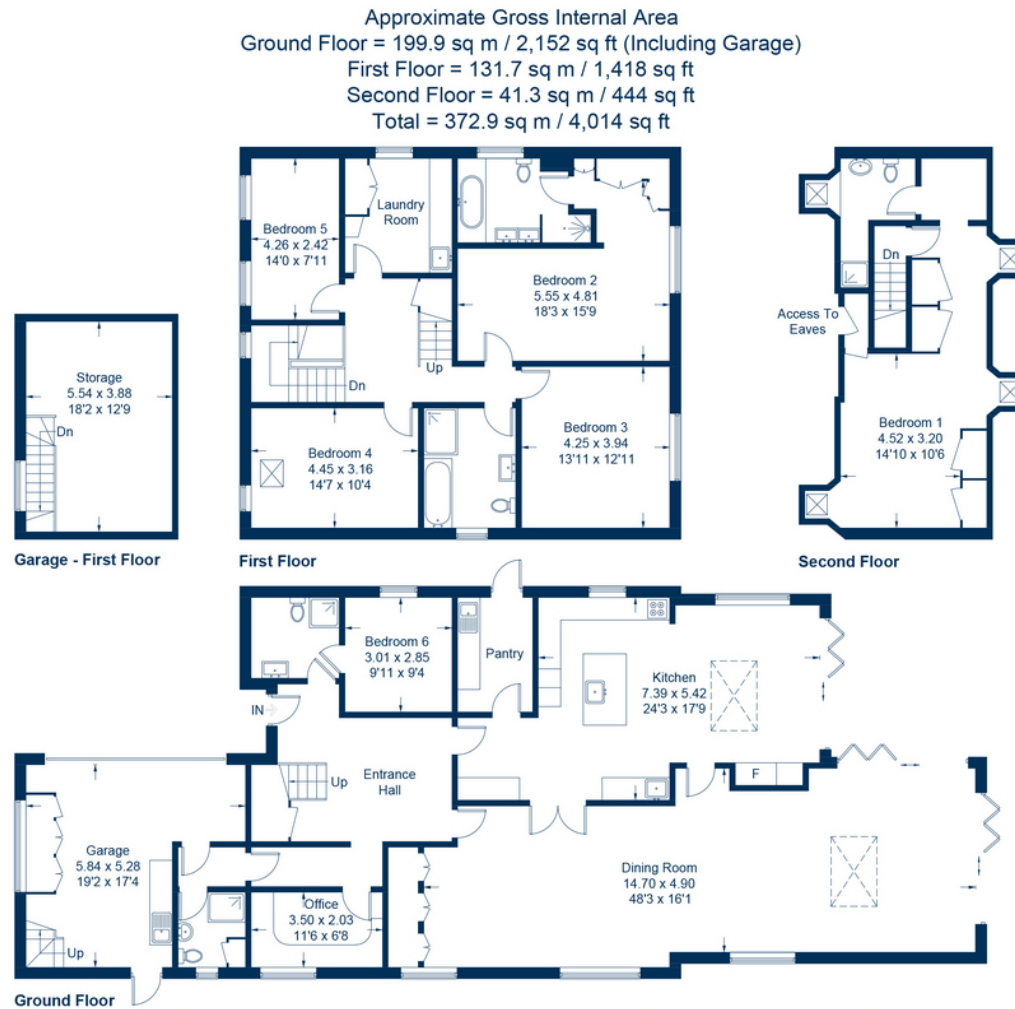


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any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

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