



Wantage Road, Rowstock, OX11 0JX

£675,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Set on a private drive of just 8 dwellings and offering ample off-street parking for at least four vehicles, 5 Croom Cottages has been tastefully and extensively expanded by the current owners within the last 7 years. The property has benefitted from a two-storey extension to the side, adding a large reception room on the ground floor and principle bedroom with Juliette balcony overlooking the rear garden & open fields as well a stylish En-suite shower room with four-piece suite. The property has also had a loft conversion, adding a 5th bedroom as well as a large store room which offers perfect opportunity to convert in to a children's playroom.

With over 3000sqft of accommodation across three floors, the properties flexible and versatile accommodation offers contemporary & modern living to the first floor, which includes a larger entrance hall, family room with bay window, sizeable family sitting room, large open plan kitchen dining room with bi-folding doors on to the rear garden & central kitchen island with stone work tops. Furthermore to the kitchen area is a living area with fitted log burner as well as access to a utility room. To the first floor are four double bedrooms, all accessible off of the main landing as well as a modern bathroom with column radiator & three-piece suite. As well as a renovated bathroom, there is an incredibly stylish En-suite shower room with free standing double ended bath, vanity unit with sink and loo as well as shower.

To the front of the property is a split driveway on either side of the private road with off street driveway parking for at least four vehicles with gated side access through to the landscaped rear garden. To the rear of the property is a sizeable rear garden with landscaped raised patio off of the kitchen/dining room, large lawned area and 4/5ft boxed hedging to the bottom of the garden allowing views on to open farmland and South Oxfordshire countryside.





Key Features

- Underfloor heating throughout all newly constructed sections of the property on the ground floor
- Wren kitchen with integrated appliances and stone work tops
- Outbuildings currently being used as home gym and a summer room
- Four piece suite to family bathroom
- Bi-folding doors leading out on to the larger and landscaped rear garden
- Off street parking for 4-5 vehicles to the front of the property



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, communal septic tank wastewater – sellers currently pay £36 a quarter. 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.

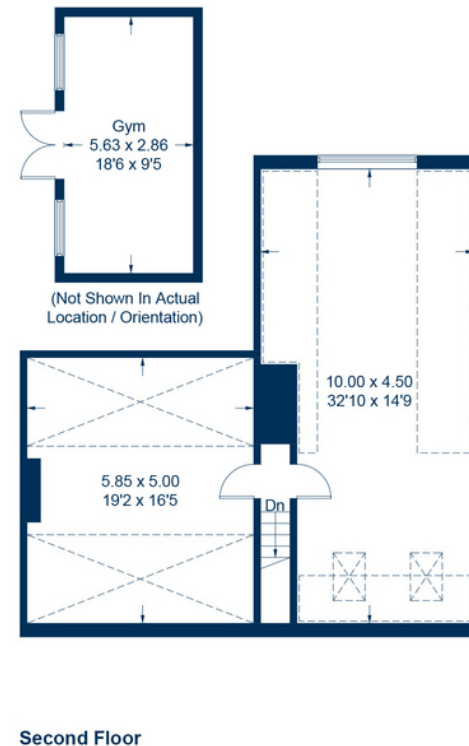
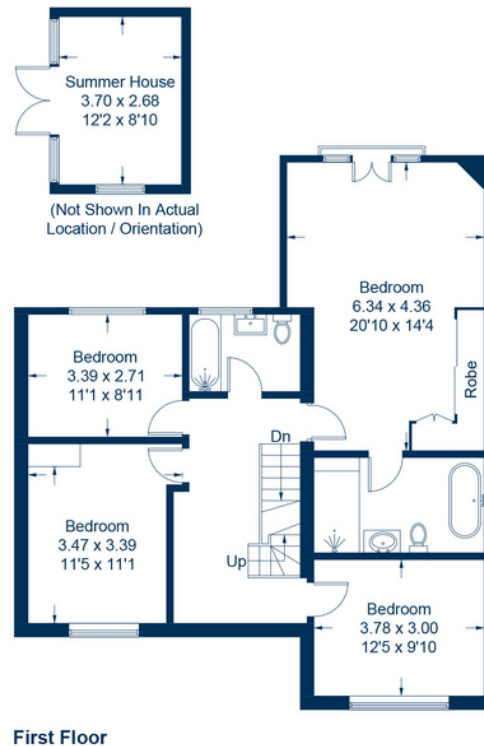
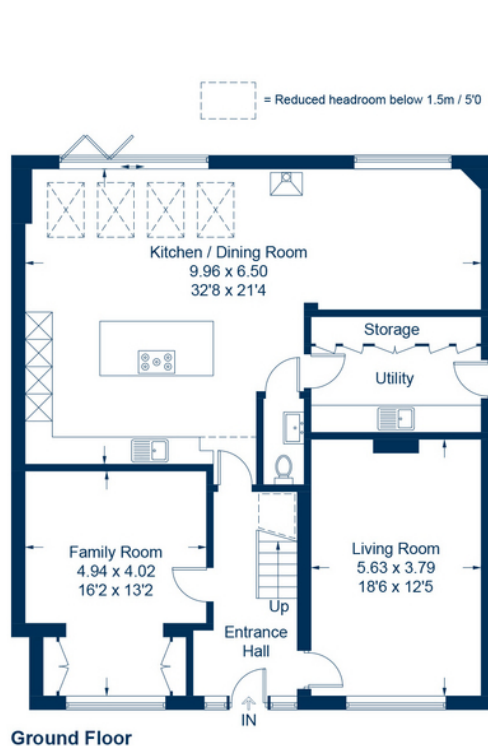


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Approximate Gross Internal Area
Ground Floor = 116.2 sq m / 1,251 sq ft
First Floor = 88.9 sq m / 957 sq ft
Second Floor = 77.1 sq m / 830 sq ft
Outbuildings = 26.1 sq m / 281 sq ft
Total = 308.3 sq m / 3,319 sq ft



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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