



Wantage Road, Rowstock, OX11 0JT
£1,100,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An individual detached house offering stylish family living in a tucked away location off a small lane with open views over adjoining meadows.

The property is the largest of just three individual houses completed around 10 years ago by a local bespoke developer. The house offers over 2500 ft.² of living accommodation, featuring a stylish open plan family kitchen and dining space with bifold doors opening to the gardens and a Scandinavian style wood burning stove. Other points of note include a generous sitting room with French doors opening to the gardens, five well proportioned bedrooms; two with en-suites, a large study and generous laundry/utility room.

The house is finished to a high specification with timber strip and tiled flooring throughout the ground floor, a high specification kitchen with integrated appliances and central sit up island, contemporary bathroom fittings and oak internal doors.





Key Features

- Five bedrooms
- Two en-suites and family bathroom
- Large family kitchen/dining space with bifold doors
- Gas central heating, underfloor to downstairs
- UPVC double glazed windows
- Timber strip and tiled flooring throughout the ground floor
- Oak finished Internal doors
- Large garage workshop
- Generous gardens with open views
- EPC Rating B. Council Tax F



The Location

Rowstock is conveniently placed for easy access to both Didcot (3.5 miles) and Wantage (3.6 miles). The Harwell Science Campus is just 2 miles away as is the access to the A34 leading to Oxford and the M40 to the north and Newbury and the M4 to the south. Didcot Parkway offering a fast mainline rail service to London (Paddington in approximately 40 minutes) is just over 4 miles away.

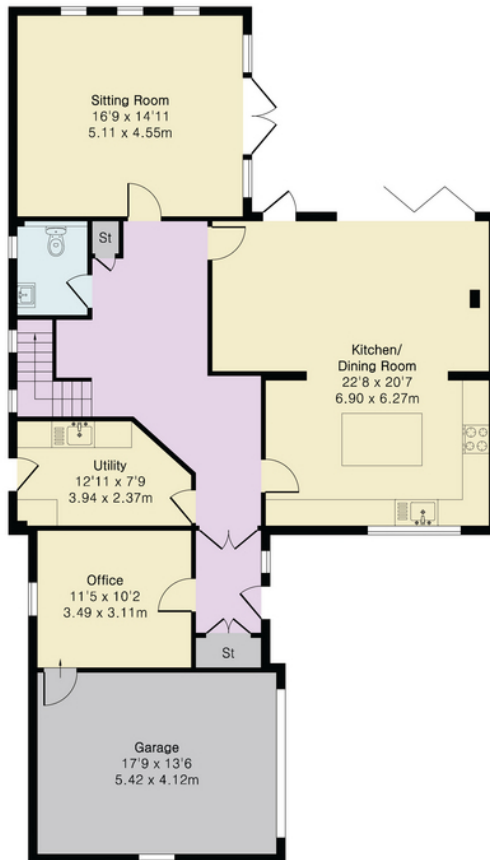
Some material information to note: Gas central heating. Mains water and electricity. Private drainage. Ofcom checker indicates standard broadband is available at this postcode. Ofcom checker indicates there is good coverage on a range of phone providers. The government portal generally highlights this as an unlikely/very low risk postcode for flooding.



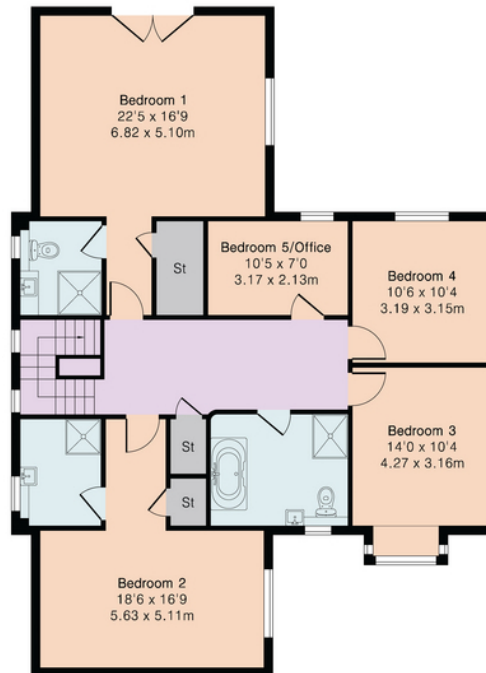
**Approximate Gross Internal Area 2705 sq ft - 252 sq m
(Including Garage)**

Ground Floor Area 1470 sq ft – 137 sq m

First Floor Area 1235 sq ft – 115 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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