



11 Wittenham Lane, Dorchester-on-thames, OX10 7JW  
£1,175,000 Freehold

THOMAS  
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SALES LETTINGS









## The Property

Nestled in a wonderful edge of village location with truly idyllic views over rolling Oxfordshire countryside towards Wittenham Clumps, is this 2,590 sq ft four bedroom four reception room detached family home of leading specification and style with some statement design features. Of silvered clad façade and designed by renowned architects Anderson Orr is this exceptional example of a modern country home located on a quiet lane in this highly sought after and quintessential village.

Embracing creative use of glass and light, this beautifully presented lifestyle home comprises impressive entrance hall, cloakroom, art room/snug, dining room with bi-fold doors to garden & wood burning stove, family room, lounge with wood burner and glass gable overlooking the garden, kitchen breakfast room with central island, boiler room, and boot room/utility room. An oak and glass staircase leads to the first floor which offers an excellent galleried landing which could be used as a study/lounging area. This landing leads to a fully tiled bathroom and four generous bedrooms; the principal and guest bedrooms both with en-suite shower rooms. There are some wonderful views from the first floor rooms towards The Clumps.



The property offers good parking to the front and lovely garden to the rear with well stocked raised beds, woodshed and studio with light and power. Other benefits include air source heat pump which supplies underfloor heating to the ground and first floor. Field Lodge combines the rustic qualities of its rural setting with green oak cladding, and is conveniently located for both riverside and country walks. For the reception space, views, and design to be fully appreciated; the property must be viewed.





## Key Features

- Wonderful example of a modern country home, quietly nestled in an edge of village location.
- Four bedrooms.
- Four reception rooms.
- Idyllic aspect over rolling Oxfordshire countryside with a stunning view of Wittenham Clumps.
- Impressive galleried landing which could be used as a lounging/study area.
- Leading specification and style thoughtfully design by renowned architects Anderson Orr.
- Three bathrooms.
- Boot room/utility room.
- Garden studio.





## The Location

Famous for its Abbey and museum, Dorchester is rich in cultural heritage and hosts a popular annual arts festival. There is plenty to do with various groups and societies including cricket, tennis and sailing clubs. Facilities in the village include a primary school, a Catholic church, hairdressers, three pubs (two of them also hotels), a tea room beside the Abbey, a convenience store and the popular Bishop's Court Farm with its Snug cafe and regular jazz events. The nearby market towns of Wallingford and Abingdon offer a wider range of amenities and shopping. The village is also well known for its access to a wide choice of country or riverside walks.

Dorchester is well connected with convenient transport links to Oxford and Reading. Didcot Parkway mainline railway station is seven miles away with direct trains to London.

The area is also well known for its excellent choice of schools, both state and independent. These include St Birinus C of E Primary in the village, Moultsford Preparatory School, Cranford House, The Oratory Prep, Abingdon Prep, Radley College, Abingdon School and the many highly regarded Oxford schools. Dorchester-on-Thames is also within the catchment area of the Europa international school at nearby Culham.





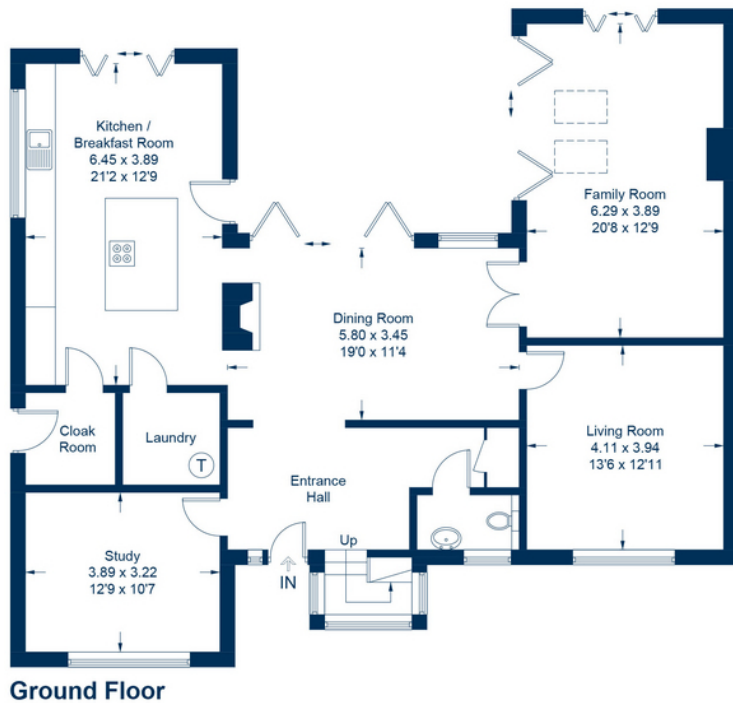
Approximate Gross Internal Area (Excluding Void)

Ground Floor = 129.2 sq m / 1,391 sq ft

First Floor = 102.1 sq m / 1,099 sq ft

Studio = 9.3 sq m / 100 sq ft

Total = 240.6 sq m / 2,590 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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