

97 Abingdon Road, Dorchester-on-Thames, OX10 7LB £1,850,000 Freehold

THOMAS MERRIFIELD







The Property

Of leading specification and style is this most exceptional example of a modern country home comprising four/five bedrooms, 3 luxury bathrooms, statement kitchen, and double garage sitting in a beautifully manicured plot of a third of an acre. Located in a glorious position opposite Dorchester lakes and with the benefits of river access by foot this luxuriously appointed family home has been interior designed by Larkbury London with high end detailing and fittings. This family home is being sold fully furnished to offer a seamless transition to country living and is located in one of Oxfordshire's most desirable and sought after villages. The property comprises entrance hall with herringbone walnut flooring, office/study, fully tiled shower room, lounge with wood-burning stove, dining room with fitted cabinetry, bar area, 20ft kitchen with island and Miele appliances, large utility room, fifth bedroom/playroom, and integral access to a double garage with electric up and over doors. On the first floor there is a family bathroom and four large bedrooms; the principal bedroom with luxury en-suite. The frontage sits behind electric gates and has a turning driveway leading to the double garage. To the rear of the property there is extremely private landscaped garden with patio, lawn, shed and raised beds. For the location, grounds and finish to be fully appreciated; the property must be viewed.



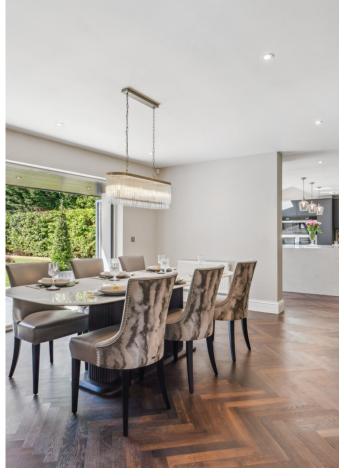


- One of South Oxfordshire's most sought-after villages with Dorchester lakes to the front.
- Approaching 3000sq ft of interior design accommodation with high end detailing and fittings.
- • The property is for sale with the option to be fully furnished.
- Gated access with extensive driveway parking and double garage with electric doors.
- Bar area, utility room, and study.
- Landscaped manicured plot of approximately a third of an acre.
- Three luxury bathrooms.
- Four double bedrooms plus playroom/fifth bedroom

The Location

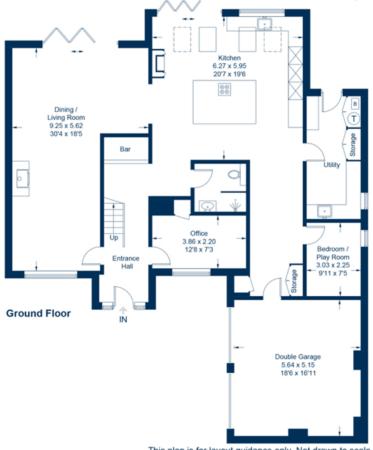
Famous for its Abbey and museum, Dorchester is rich in cultural heritage and hosts a popular annual arts festival. There is plenty to do with various groups and societies including cricket, tennis and sailing clubs. Facilities in the village include a primary school, a Catholic church, hairdressers, 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.





Approximate Gross Internal Area Ground Floor = 176.4 sq m / 1,899 sq ft (Including Double Garage / Void) First Floor = 86.9 sq m / 935 sq ft Total = 263.3 sq m / 2,834 sq ft







First Floor

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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