



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

THOMAS
MERRIFIELD
SALES LETTINGS



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.





Key Features

- 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.

Dorchester is well connected with convenient transport links

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.



Wallingford Office

72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833

E wallingford@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS