



Roke Marsh, Roke, OX10 6JB

£650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Of cladded façade is this three bedroom detached property offered for sale with no onward chain and located in a private courtyard development comprising three receptions rooms and large car port.

Located in this rural hamlet the property comprises entrance hall, 20ft lounge with wood burning-stove, dining room, kitchen, laundry room, family room, and cloakroom.

On the first floor an impressive galleried landing gives access to a bathroom and to three generous bedrooms.

To the front of the property there is store room and 20ft car port. Predominantly lawned gardens surround the rear and side of the property.

For the potential and location to be fully appreciated; the property must be viewed.





Key Features

- Three generous bedrooms.
- Three reception rooms.
- Cladded façade.
- 20ft car port.
- Two bathrooms (one-suite).
- Offered for sale with no onward chain.
- Potential for loft extension and side extension, subject to PP.



The Location

Roke Marsh, just a short distance from the pretty villages of Roke and Berrick Salome. Local shops and facilities are available in nearby Benson which also offers boating and fishing activities on the Thames that lies adjacent to the village. The market town of Wallingford is only 4 miles distant providing extensive shopping and recreational amenities.

Didcot Parkway station (11 miles) provides access to London, Paddington (from 46 minutes). Educational facilities are excellent in the area including Ewelme School, Cranford House Girls School, Moulsoford Preparatory School, The Dragon School, Cothill School, Radley College, Bradfield and Pangbourne Public schools.

There are fine golf courses at Goring and Streatley Golf Club and Huntercombe. The nearby Ridgeway Path, at the foot of the Chilterns, offers biking, riding and walking opportunities.



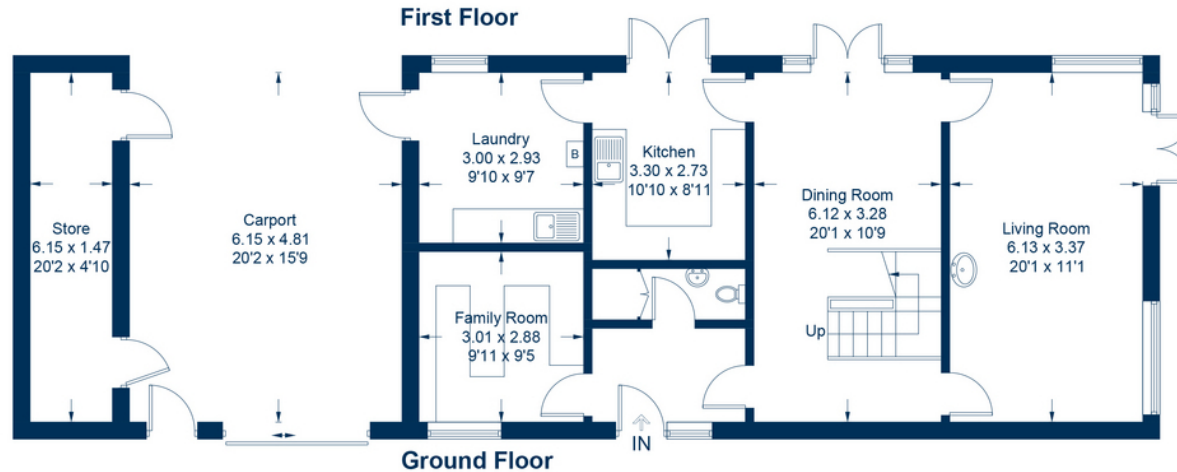
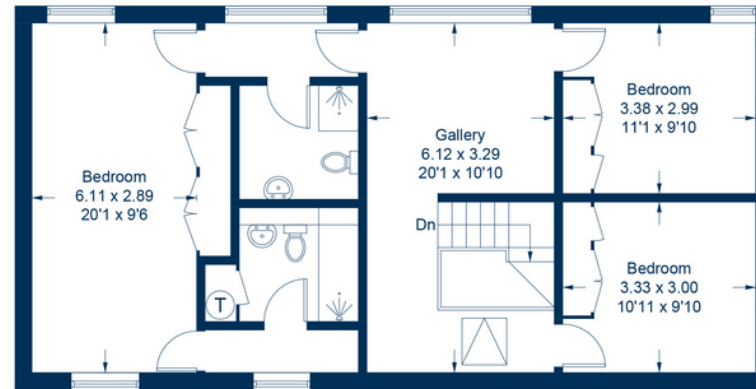
Approximate Gross Internal Area (Excluding Carport)

Ground Floor = 79.3 sq m / 853 sq ft

First Floor = 78.4 sq m / 844 sq ft

Store = 9.2 sq m / 99 sq ft

Total = 166.9 sq m / 1,796 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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