



Jemmetts Close, Dorchester-on-Thames, OX10 7RA

£639,500 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

With a rather special 32ft open plan lounge-diner-family room is this four-bedroom, two bathroom detached home located in a quiet cul-de-dac location in the heart of one of south Oxfordshire most desirable villages. With approaching 2000sq ft of accommodation this practical family home offers driveway parking and garage. The downstairs layout comprises entrance hall/boot room, study area, cloak-room, kitchen-breakfast room, utility room with integral access to the garage, and very impressive lounge-diner-family room with wood burning stove, cabinetry and sliding doors to the garden. On the first floor there is a family bathroom and four generous bedrooms; the master with dressing area and en-suite shower room. To the front of the property there is a driveway which leads to a garage. Finally, to the rear; there is a predominantly lawned garden with side access, offering a fairly private aspect. For the reception space and location to be fully appreciated, viewings are highly recommended.

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.





Key Features

- Four bedroom detached house.
- Excellent 32ft reception space.
- Two bathrooms.
- Driveway & garage.
- Quiet cul-de-sac location in the heart of one of south Oxfordshire's most desirable villages.
- Utility room.



The Location

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.

Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address (fibre broadband). Offcom checker indicates mobile availability with all of the major providers. The property has private driveway parking. The government portal generally highlights this as an unlikely/very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



**Approximate Gross Internal Area 1862 sq ft - 173 sq m
(Including Garage)**

Ground Floor Area 1188 sq ft – 110 sq m

First Floor Area 674 sq ft – 63 sq m



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