



Malthouse Lane, Dorchester-On-Thames, OX10 7LF
£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A period Grade II Listed cottage in the heart of the historic and picturesque village of Dorchester-on-Thames. The property is set in the middle of a row of thatched cottages comprising the former Malthouse to the medieval Abbey.

The property is situated in a quiet cul de sac in the centre of the village in the amply named 'Malthouse Lane'. Entrance to the property is via the front lever-latch door into the kitchen which leads through to the open plan dining room & lounge complete with multi fuel burner. To the rear downstairs is a small lean-to conservatory courtyard garden and detached store/potential home office. Upstairs are two double bedrooms and a family bathroom. The master bedroom in particular enjoys elevated views over the Orchards in Watling Lane and Wittenham Clumps beyond.

The property offers all of the common features that you would expect from a late 16 century cottage including exposed beams differing floor levels lower than average ceiling heights in areas and wood frame windows. The cottage does require updating but has been a lovely family home for the current residence for over 40 years.





Key Features

- Grade II Listed
- Quiet cul de sac location
- Open plan lounge/diner with wood burner
- South facing courtyard garden
- Potential home office
- Two Double bedrooms
- Upstairs Family Bathroom
- Unallocated Parking
- Requires updating
- Central village location



The Location

Dorchester-on-Thames is an historic Roman village on the banks of the River Thames and is famous for its beautiful Abbey dating back in its original form to the 12th Century. It lies approximately 8 miles south east of Oxford and has good local amenities including a village shop country hotel public house and a well-regarded primary school. The Europa School is a few miles away and there are further well regarded private and public schools including Abingdon Senior School for Boys Didcot Girls School and a little further afield The Oratory School. Didcot Parkway Station is approximately a 15/20 minute drive away with fast access to London Paddington via Reading and Oxford. The M40 Junction 6 is approximately a 25 minute drive.





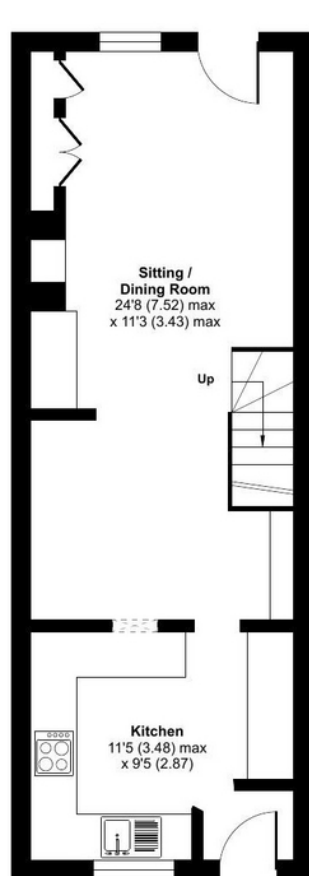
Malthouse Lane, Dorchester-on-Thames, Wallingford, OX10

Approximate Area = 806 sq ft / 74.8 sq m

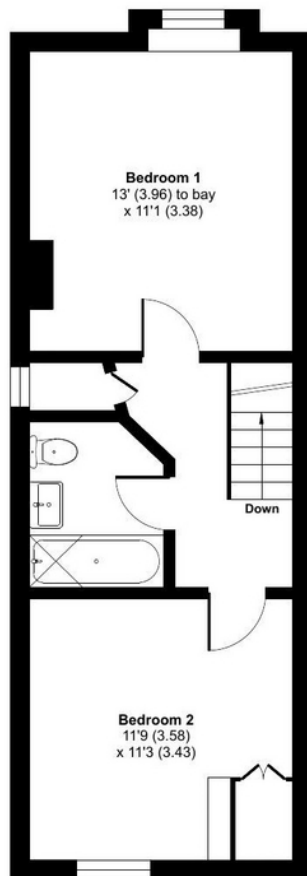
Outbuilding = 141 sq ft / 13 sq m

Total = 947 sq ft / 87.8 sq m

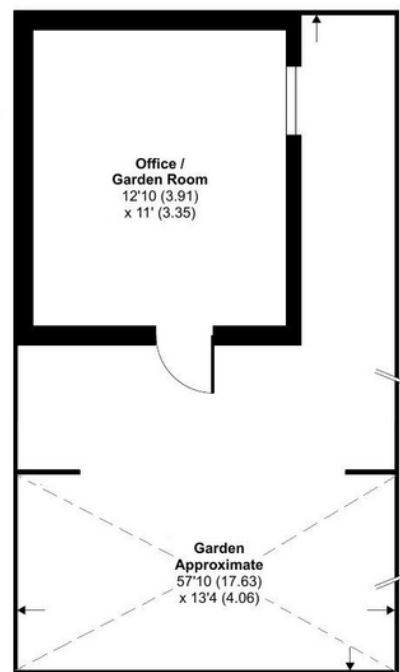
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2023. Produced for Thomas Merrifield. REF: 949808

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