



PHILIP
BOOTH
ESQ.



Roakham Bottom Roke, Wallingford, Oxon, OX10 6JD

£1,125,000

- Detached 5-bedroom home in very good condition
- 3 further double bedrooms and 1 single bedroom in use as a study
- Ample off-road parking and a double carport
- ///cunning.gross.practical What3Words
- Generous reception rooms with high-end finishes
- Family bathroom
- Lovely garden with patio, lawn, mature shrubs and trees, and kitchen garden
- Principal bedroom suite with views, with dressing room and en suite bathroom
- Attached annexe with potential to convert into proper accommodation
- Beautiful countryside location with rural outlooks, and set back from a quiet country lane

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Roakham Bottom , OX10 6JD

An attractive 5-bedroom detached family home in a quiet location, presented in very good condition. Generous reception rooms. Large rear garden with rural views. Off-road parking for several cars, in a private driveway, with a double carport. Attached annexe suitable for refurbishment, subject to permissions.



Council Tax Band: G



ACCOMMODATION

'Roakham Bottom' is a spacious and tastefully refurbished family home, set back from a quiet country lane, and with rural views to the front and rear.

The private gravel driveway has space for several cars, and a double carport is integral to the house. The front garden is a pretty lawned and mature shrub space, with a small stream running along the front border. The front elevation is a honey-coloured brick with contemporary darker double-glazed windows and doors. The entrance comprises a glazed door, with glass panels and a vaulted portico.

The bright entrance hall has wooden floors, and a cloakroom with w.c. and wash hand basin. Through to the kitchen/breakfast room - a large space with modern fitted wall and base units in a striking oak wood and a 'Parisian blue' gloss design, with tiled floors.

There is a peninsula breakfast bar, with a quartz worktop, and a 1 1/2 bowl sink inset. Integrated appliances include a full-size fridge and full-size freezer, a 4-burner induction hob with an integrated extractor fan, a pair of electric ovens, a wine fridge and a dishwasher. Lights have been installed at floor level to add atmosphere to the space. A large window overlooks the garden, and a walk-in larder and spacious understairs cupboard provide convenient storage. From the kitchen out to the useful utility laundry room, with a vaulted ceiling and skylights, doors to both the front garden and the rear, space for a washing machine and tumble dryer, fitted cabinets and a sink set into a formica work surface.

A pair of glazed doors lead from the kitchen into the living room, with dual-aspect windows and French doors to the patio. The room has a woodburning stove set in a brick fireplace, wooden floors and fitted shelves.

From the living room to the dining room, with space for a 12-seater table, with windows on two aspects.

Up the carpeted stairs, to the landing.

The principal bedroom is a dramatic suite with a vaulted ceiling, carpeting, a double picture window overlooking the rear garden and view beyond, a walk-in dressing room with fitted wardrobes and a window, and an en suite bathroom with underfloor heating, featuring a panelled bath, a w.c., a heated towel rail, wash hand basin and a tiled shower.

Bedroom 2 sits above the attached annexe, and is a suite of rooms comprising a 'snug', and through to a bedroom with skylights and a triangular window with fitted Venetian blinds, in the apex of the roof space overlooking the garden.

Bedroom 3 is a carpeted double bedroom with a bank of fitted wardrobes and a window to the front.

Bedroom 4 is a carpeted double bedroom with dual-aspect windows.

Bedroom 5 is a carpeted single bedroom, currently in use as a study, and with a wardrobe.

The family bathroom features a walk-in shower, a w.c., a wash hand basin and underfloor heating.

From the rear of the house, across the patio to a stable door into the annexe. This is a long and spacious room with windows overlooking the rear garden. Laid out with a partial kitchen, with fitted base units and a granite work-surface, and with space for a fridge freezer. The rest of the room is laid out as a reception space. Subject to planning permission, this room could be converted along with the adjacent carport, and even up into the space occupied by Bedroom 2, to form a larger self-contained annexe or 'granny flat'.

The rear garden is a generous space, with a south-facing patio, an outdoor kitchen featuring a pizza oven, raised beds in the kitchen garden, an extensive lawn and mature beds. To the back of the plot are trees and a substantial shed building with power and light. The view to the rear is of open countryside and farmland.

LOCATION

Living in Roke

Roke is a pretty rural hamlet within the wider parish of Berrick Salome, located in an Area of Outstanding Natural Beauty, at the foot of the Chilterns. It lies approximately 5 miles from Wallingford, and close to many country pubs and restaurants including the Home Sweet Home pub and restaurant. It was historically an agricultural community, one of several interconnected with many footpaths and byways. There is a thriving community, offering year-round community events.

A well-located village with easy access to the M40 (approx 7 miles) and the Oxford Tube 24 hour bus service to London or Oxford 4 times an hour. Watlington is 4.4 miles away with a number of shops, a post office and co-op. Wallingford is a little further afield but features a large Waitrose supermarket, many pubs, restaurants and shops, as well as the riverside splash park and pool.

There are many leisure activities nearby with spectacular walks, cycling and horse riding in the surrounding countryside. There are various sports clubs in Watlington including tennis,

football and cricket. There is also village cricket at Britwell Salome Cricket Club. Chinnor and Henley rugby clubs are both 12 miles away.

Other destinations:

Henley - 12 miles

Oxford - 13 miles

M40 Junction 6 - 7 miles

London Heathrow - 35 miles

London West End - 46 miles

Schools

Watlington Primary School (Ofsted Outstanding).

Prep schools include Rupert House School and St Mary's School in Henley.

Icknield Community College in Watlington

Private schools include: Headington Girls School in Oxford. The Oratory at Woodcote, Cranford House, St Helen and St Katharine in Abingdon and Abingdon Boys School.

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Council Tax: Band G

Services: Mains water and electricity, Oil central heating.

Broadband: Ultrafast broadband is available up to 1000 Mbps via Gigaclear

Viewing: Strictly by Appointment with Philip Booth Esq Estate Agents 01491 876544

WHAT 3 WORDS REFERENCE: [///cunning.gross.practical](http://cunning.gross.practical)





Roakham Bottom, Roke, Oxon, OX10 6JD

Approximate Gross Internal Area = 210.0 sq m / 2256 sq ft

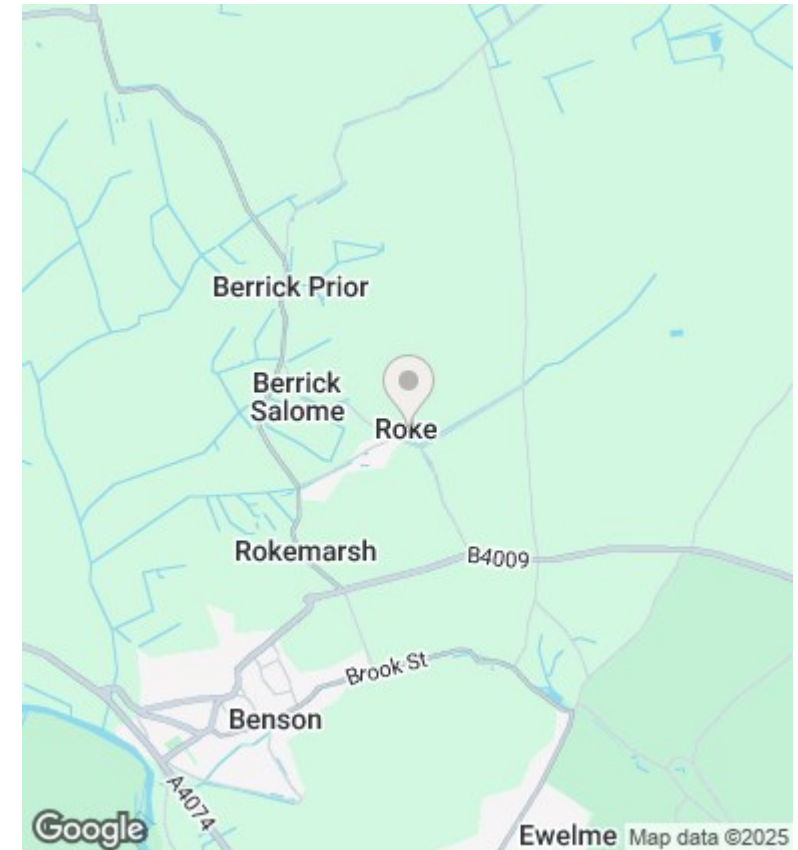
Carport = 30.0 sq m / 323 sq ft

Studio & Annex = 39.0 sq m / 421 sq ft

Area = 279 sq m / 3000 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061455)



Directions

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

