



High Street, Dorchester-on-Thames, OX10

Guide Price £595,000

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ESTATES

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High Street, Dorchester-on-Thames, OX10

This Grade II listed, thatched cottage sits in the heart of the village of Dorchester High Street and presents a wealth of charm and period features. The accommodation is arranged over two floors. The exposed beams and open fireplaces are consistent with the era in which it was built. The current owners have rethatched the property in 2021 and the property has been beautifully maintained and is well presented throughout. The accommodation comprises kitchen/ breakfast room open plan to a dining room with steps up to the rear sitting room. The sitting room enjoys views of the well stocked south west facing garden which is mainly laid to lawn with well established borders and an additional area to the rear of the plot. Immediately to the rear of the house is a seating area and patio offering excellent privacy. The first floor offers two double bedrooms and a family bathroom. To the rear of the garden is a guest suite offering a double bedroom, ensuite shower room and kitchenette with utility area, ideal for guests, relatives or a working from home space.

Situation

Located within the highly sought after village of Dorchester-on-Thames, a village situated in South Oxfordshire. Dorchester offers a wonderful sense of community with a plethora of events arranged throughout the year. Dorchester Abbey is a busy and vibrant location hosting an extensive programme of musical and theatrical concerts, which people travel far and wide to attend. The village benefits from a wonderful primary school, two hotels, one public house, The Coop, a hairdressers. Bishop's Court Farm is also a wonderful addition to the village, home to some lambs, alpaca's and bees producing delicious local honey. They have also opened a small farm shop and cafe and there too, you will find a number of events hosted throughout the year including something for all the family.

It is popular for secondary schooling to attend the wide range of schools offered within Abingdon and Oxford with school buses running through the village and the A407 offering regular public transport links to Oxford, Abingdon, Wallingford and Reading.





Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.

Services

All mains services are connected.

Tenure & Possession

The property is freehold and offered for sale with vacant possession.

Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates.



Local Authority

South Oxfordshire District Council

Abbey House. Abbey Close

Abingdon. OX14 3JE

enquiries@southoxon.gov.uk

Council Tax

Council tax band E amounting to £3006.02 for the year 2024/25.

Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.





Approximate Gross Internal Area = 96.50 sq m / 1039 sq ft

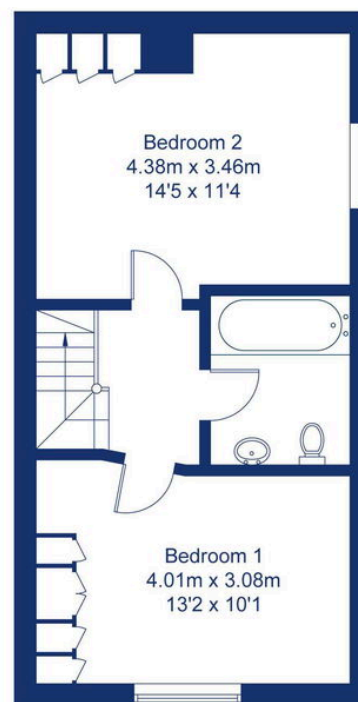
Annex = 22.70 sq m / 244 sq ft

Total = 119.20 sq m / 1283 sq ft

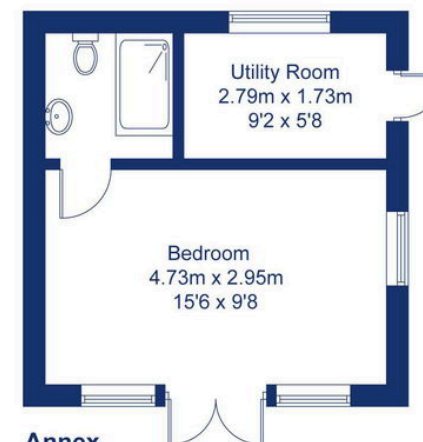
For identification only - Not to scale



Ground Floor



First Floor



Annex

(Not Shown In Actual
Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards.
Not to scale, for illustration and layout purposes only.
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Fortnum's Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied for the floorplan are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.