



Abingdon Road, Dorchester-on-Thames, OX10

Guide Price £1,095,000

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Abingdon Road, Dorchester-on-Thames, OX10

A wonderful family home presented beautifully throughout offering accommodation over two floors. The accommodation comprises entrance hall with study area and fitted bookshelves, cloakroom and separate shower room. There is a formal sitting room with a wood burning fire, dual aspect and doors opening to the rear garden. The large utility room offers excellent storage and access from the side, ideal for those wet days with muddy boots and dogs. The playroom is a great space offering excellent storage and room to play equally would be a great formal dining room or large home office. To the rear of the property is a stunning kitchen/breakfast room which is finished in a contemporary style, flooded with light, enjoying views over the rear garden. The first floor offers a large master bedroom with dressing room and ensuite bathroom. In addition there are three further bedrooms and a family bathroom. The property offers a generous front lawn and ample parking in addition to the garage with electric charging point, which has further storage above. The rear garden is laid mainly to lawn with mature trees and hedging creating a wonderfully private space to enjoy in this beautiful warm weather.

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 A4074 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. Private septic tank.

Tenure & Possession

The property is freehold and offers vacant possession upon completion.

Fixtures & Fittings

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

Council Tax

Council Tax band G amounting to £3,392 for the year 2025/26.

EPC

EPC rating C



Local Authority

South Oxfordshire District Council

Abbey House. Abbey Close

Abingdon. OX14 3JE

enquiries@southoxon.gov.uk

Tel: 01235 422422

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 = 298.90 sq m / 3217 sq ft

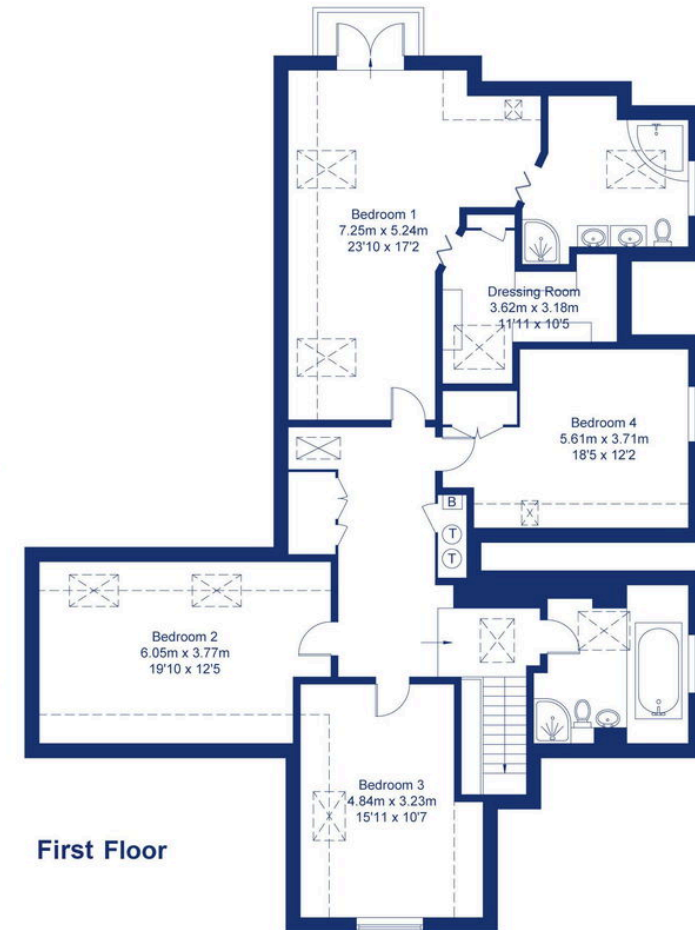
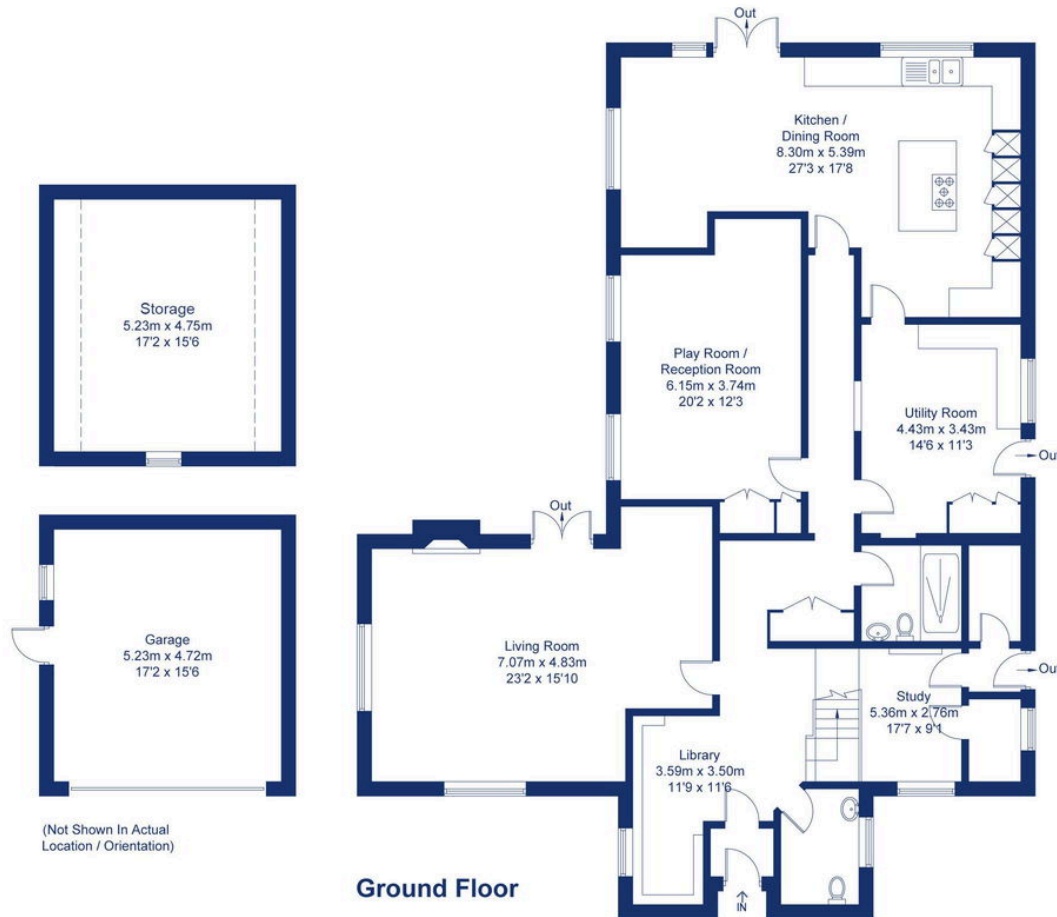
Garage = 24.70 sq m / 266 sq ft

Storage = 24.70 sq m / 266 sq ft

Total = 348.30 sq m / 3749 sq ft

For identification only - Not to scale

 = Restricted Head Height



Floor plan produced in accordance with RICS Property Measurement Standards.
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