

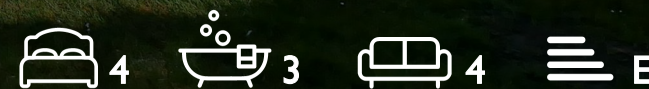
WE VALUE



YOUR HOME



Roke Marsh, Roke
£1,250,000



An exceptional chance to acquire this charming period home, dating back to circa 1750 with later additions, tucked away in a highly sought-after semi-rural hamlet. Set within a total plot of approximately 1.2 acres, the property offers a wonderful sense of space, privacy, and countryside living.

The grounds are a true highlight, featuring beautifully maintained formal gardens mainly laid to lawn, framed by mature borders and established hedging. Beyond the garden lies a fully fenced paddock extending to just under an acre, with direct gated access from the road—ideal for those with equestrian interests, smallholding ambitions, or simply a love for the outdoors.

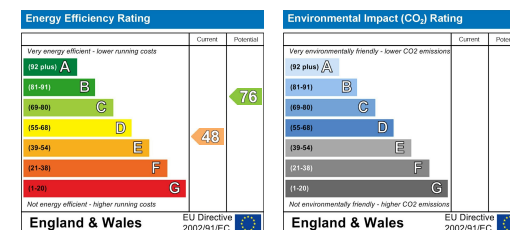
The property is approached via a gated driveway with ample parking for several vehicles and a double garage. Inside, the accommodation is both spacious and versatile, comprising four reception rooms, a traditional kitchen, a utility room, and a cloakroom.

Upstairs, there are four generously proportioned double bedrooms, two with en-suite facilities, and a well-appointed family bathroom. The layout is ideal for family life or hosting guests, while the setting offers a rare blend of tranquillity and convenience.



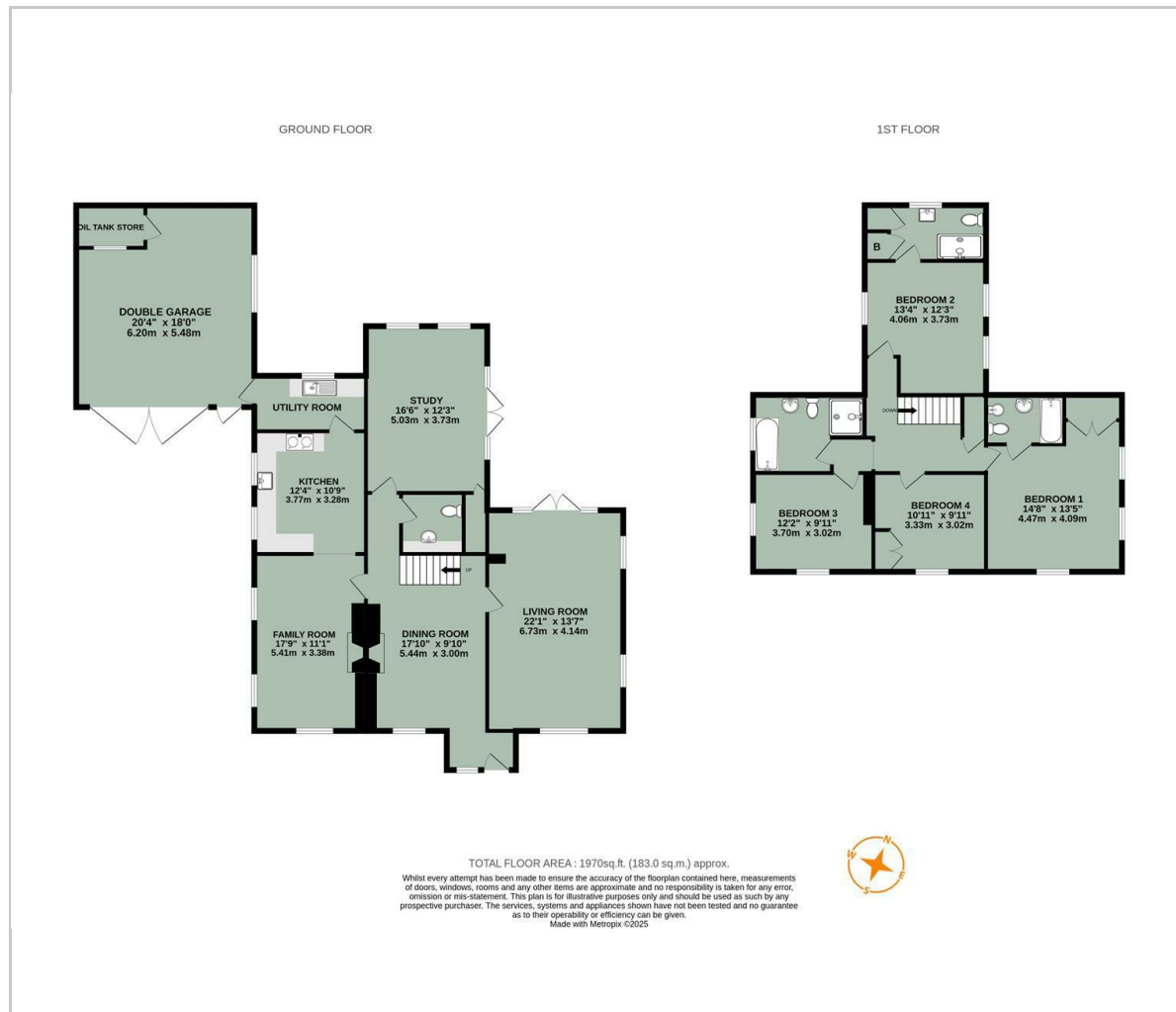


- CHARMING PERIOD HOME DATING BACK TO CIRCA 1750 WITH LATER ADDITIONS
- TUCKED AWAY IN A HIGHLY SOUGHT-AFTER SEMI-RURAL HAMLET
- APPROXIMATELY 1.2 ACRES, OFFERING SPACE, PRIVACY & COUNTRYSIDE LIVING
- BEAUTIFULLY MAINTAINED PRIVATE GARDEN
- FULLY FENCED Paddock EXTENDING TO JUST UNDER AN ACRE
- OFF-STREET PARKING FOR SEVERAL VEHICLES AND A DOUBLE GARAGE
- SPACIOUS & VERSATILE LIVING SPACE - FOUR RECEPTION ROOMS, KITCHEN, UTILITY & CLOAKROOM
- FOUR GENEROUSLY PROPORTIONED DOUBLE BEDROOMS
- TWO EN-SUITES & SEPARATE FAMILY BATHROOM



Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

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