



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

60 High Street, Dorchester-on-Thames, OX10 7HN



Dorchester-on-Thames

Dorchester is a highly desirable, historic village on the banks of the river Thames, surrounded by simply wonderful walks and beautiful countryside. The town itself has many useful, every day amenities alongside the famous, 12th century Abbey which still forms an important part of its unique character.

Just 8 miles from Oxford city centre and 3 miles from the larger market town of Wallingford, Dorchester-on-Thames is a fabulous location with practical local connections as well as a thriving independent spirit.

Bedrooms 2/3 | Bathrooms 2 | Receptions 2 | EPC E

**Services: Electric heating. Mains water and drainage.
Council Tax Band E (South Oxfordshire District Council).**



60 High Street

60, High Street is a delightful, detached bungalow in the absolute heart of this charming town. Moments from a selection of pubs, shops and glorious walks, the highly desirable setting of this bungalow cannot be overstated. Add to that the bonus of private off-street parking and a garage and the picture is complete.

Inside sits a wonderful, thoughtfully renovated home with colour at its core. Through the gravelled front garden (with parking for at least two vehicles) with its mature shrubs and attractive planting and you'll find the house nicely set back from the road, in the centre of the plot.

The front door itself is a piece of art, with stunning, stained glass panels throwing warmth and light into the home from the moment you step over the threshold. The house has a distantly 'colonial' feel, with plantation shutters at the windows, carefully chosen art on the walls and colour and texture adding character to every corner. The cosy sitting room sits on the right of the property with tiled flooring, an electric wood burner and attractive built in alcove cupboards.

The kitchen is pleasingly modern and neutral with high gloss white units and a dark worktop. Running from the front to the back of the property, the kitchen has the unique benefit of a 'dining room/snug' at one end and at the other, it opens out onto a sensational and spacious conservatory dining area. This conservatory is a real show stopper: a perfect dining room, entertaining space, summer sitting room or even artist's studio, its vaulted glazed ceiling lets in a huge amount of light and creates a highly desirable 'inside outside' living space.



60 High Street, Dorchester-on-Thames, Wallingford, Oxfordshire

Approximate Gross Internal Area

Main House = 137 Sq M/1475 Sq Ft

Outbuilding = 4 Sq M/43 Sq Ft

Total = 141 Sq M/1518 Sq Ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The principal bedroom is accessible from this conservatory/garden room and benefits from its own practical and convenient ensuite walk in shower room and generous storage. There is a further 'family bathroom' at the centre of the property adjacent to the second double bedroom. With the considerable size of the conservatory and the kitchen dining space, we consider there is the option of turning the sitting room at the front of the property into a further bedroom, making this a three bedroomed home.

The garden at the rear is a delight. Beautifully landscaped and designed by the current owners, it is a space that demands to be explored and enjoyed. Cleverly laid out to feel both peaceful and intriguing, the garden has an ornamental fishpond with water lilies and a sculpture emerging from the water. Mature planting surrounds the garden making it feel very private and somewhat 'other worldly' - a peaceful oasis that you can hardly believe is right in the centre of a village.

60, High Street is a unique home, perfectly placed in this historic village and with a gorgeous garden and flexible space for the new owner to make their own. Book your viewing today.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

