



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

10 Oxford Road, Dorchester-on-thames, OX10 7LX



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 3 | Bathrooms 1 | Receptions 2 | EPC E



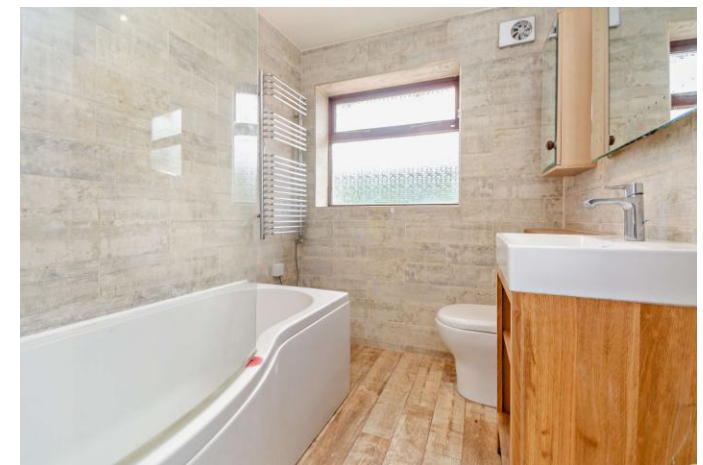
10 Oxford Road

This well-presented village home sits on a generous and secluded plot, approached via a long private drive. This idyllic setting offers established gardens, ample parking, and a double garage with additional storage areas.

Through a covered gated walkway into the entrance hall, the accommodation includes a spacious, light-filled sitting room with open fireplace, through to an open-plan kitchen/dining room overlooking the garden, complete with bespoke fitted kitchen and direct access to the paved terrace, perfect for outdoor entertaining.

The principal bedroom enjoys a rear aspect, accompanied by two further bedrooms, a family bathroom, and a guest cloakroom with space for utilities or the potential to convert into a shower room. The property also benefits from wood flooring with underfloor heating and has recently been redecorated throughout.

Significantly improved by the current owners, to include a newly fitted roof and kitchen, the bungalow still offers excellent potential to extend. Set in an idyllic and highly private position, this is a rare opportunity in a sought-after village.



10, Oxford Road, Dorchester-on-Thames, Wallingford, Oxfordshire

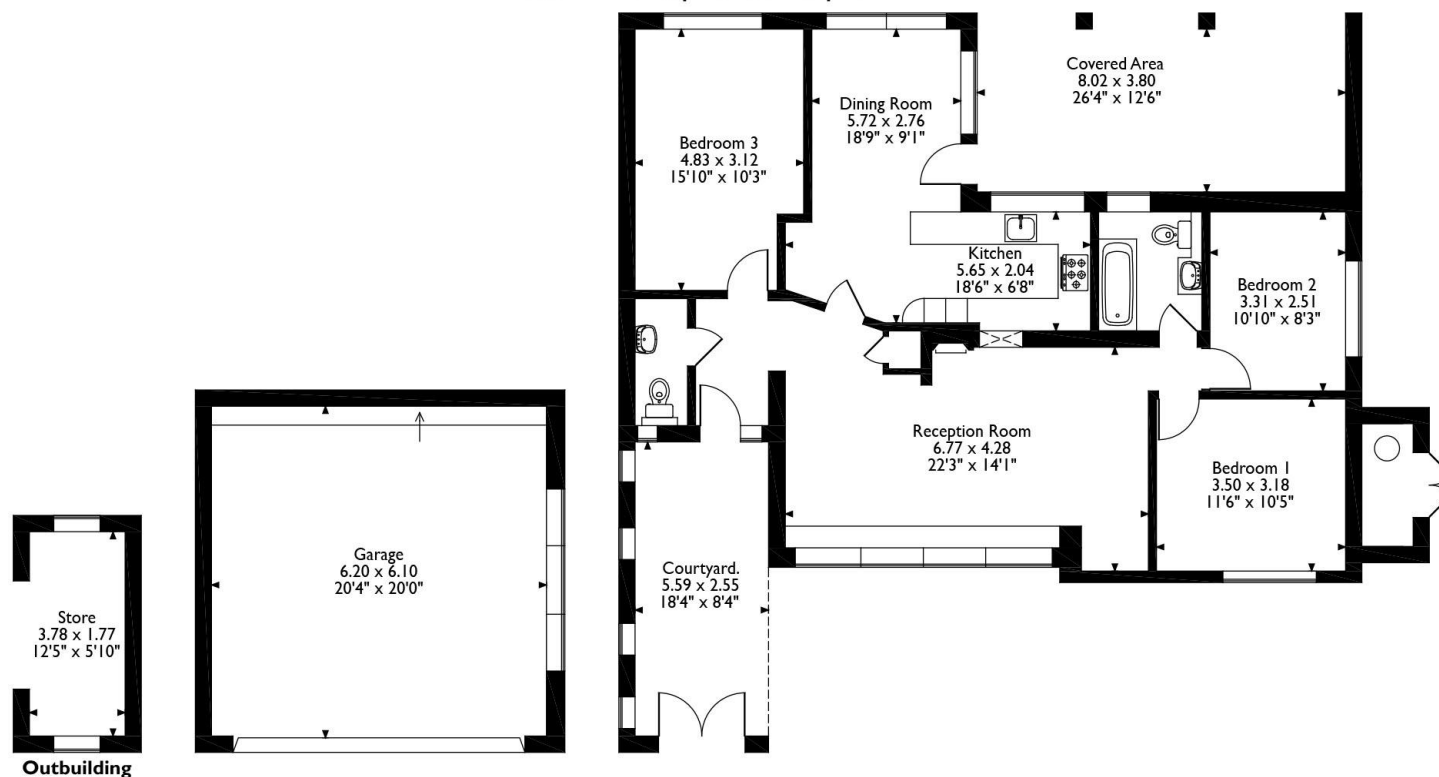
Approximate Gross Internal Area

Main House = 98 Sq M/1055 Sq Ft

Outbuilding = 9 Sq M/97 Sq Ft

Garage = 38 Sq M/409 Sq Ft

Total = 145 Sq M/1561 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	63	71
England & Wales		EU Directive 2002/91/EC

SERVICES

Mains gas, mains water and mains drainage. Underfloor heating.

South Oxfordshire District Council

Council Tax Band E

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

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.

Morgan & Associates

The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP

Tel: 01844 279990 | Email: property@morganandassociates.co.uk

www.morganandassociates.co.uk



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS