



30 Abingdon Road
Dorchester-On-Thames, Oxfordshire
OX10 7LE



JAMESGESNER
- ESTATE AGENTS -



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GUIDE PRICE £895,000 FREEHOLD



Situated within this sought after road in the highly desirable South Oxfordshire village is this substantial detached property with good potential to make this a four-bedroom property. Extensive front and rear gardens backing onto Orchid Lakes.

Accommodation comprises; entrance hallway, 19' treble aspect lounge, 17' dining room, 22' kitchen/breakfast room with quartz work surfaces, integrated appliances and bi-folding doors onto the rear garden, shower room, utility room, lobby, and garage on the ground floor. The first floor offers a large generous main bedroom with walk in wardrobe and en-suite bathroom, the second bedroom is also a generous size with wardrobe space and an en-suite bathroom, and a further bedroom. Full gas central heating and uPVC double glazing.

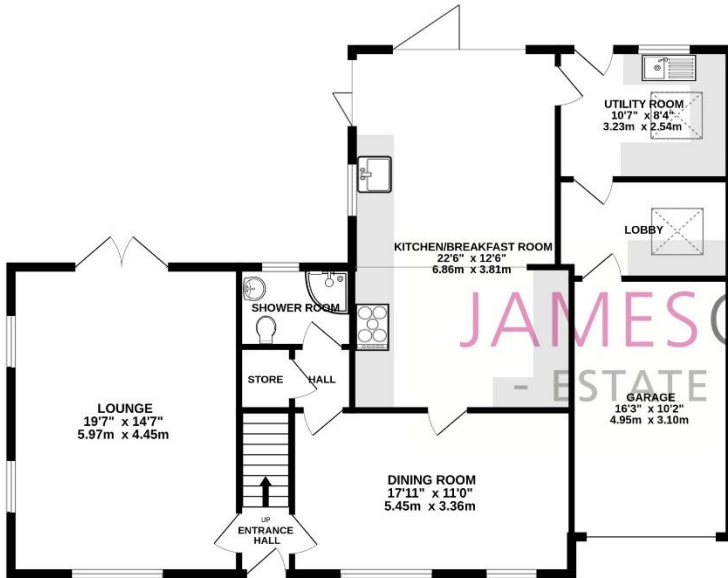
The property is set back from the road with double gates leading to a large gravel driveway providing parking for numerous vehicles. There is a larger than average single garage also. The rear garden is secluded and backing onto a picturesque lake. laid mainly to lawn with a large patio area and an array of mature trees and shrubbery. Greenhouse, pergola, and summer house.

The riverside village of Dorchester-on-Thames has Roman origins and there is an Iron Age fort in the surrounding hills. The magnificent Abbey dates to 635AD and is surrounded by water meadows and the rivers of Thame and the Thames, the village has featured in several TV series and films including Midsomer Murders. There is a local shop, fine pubs, and hotels with restaurants, with the town of Wallingford, just 4 miles distant, providing more extensive facilities including a large Waitrose store. Dorchester is also served by several rail links: Didcot Parkway - 8 miles, Culham - 4 miles, and Oxford - 10 miles accessing London, Paddington in 44 minutes.

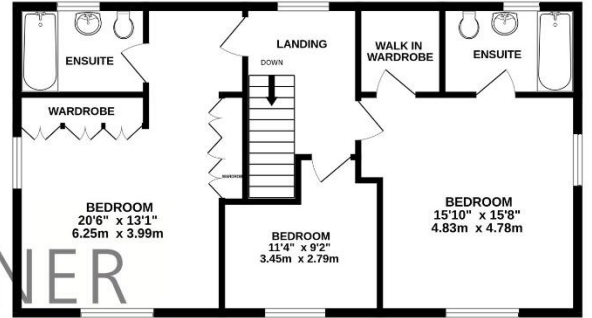


There is a good selection of state and private schools accessible including St Edwards and The Dragon at Oxford and Abingdon and Radley Schools, while The European School is within close proximity at Culham, and Dorchester itself has a village primary school. Also accessible is The Oratory School and Moulsoford and Cranford House preps. There are miles of walking in the surrounding countryside and along the Thames Path and, of course, boating on the river Thames and on the Dorchester Sailing Club.

GROUND FLOOR
1214 sq.ft. (112.7 sq.m.) approx.

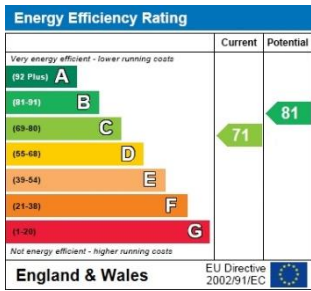


1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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