





Roke, Nr Wallingford

Coming to the market for the first time in 20 years, a wonderful opportunity to acquire this spacious detached family home in an idyllic village setting with stunning grounds extending to 0.83 acres against a backdrop of far-reaching countryside views.

The property is approached via an electric gated gravel driveway and set amongst beautiful landscaped gardens with established manicured lawns interspersed with trees, shrubs and mature flower beds.

There is also a separate timber framed double car port and enclosed garage/workshop.

The immaculately presented accommodation is arranged over two floors comprising three reception rooms (including a 16' square orangery with double bi-fold doors to the rear), an 18'10 kitchen/breakfast room, utility, and WC. On the first floor there are four bedrooms and three bathrooms.

The village has a thriving community across the two hamlets of Roke and Berrick Salome, two well renowned pubs, and active village hall.



Tenure - Freehold

The property has oil fired central heating to radiators, some underfloor-heating and double glazing throughout.

Accommodation

Entrance Hall: Window to front, wood style floor, under-stair storage cupboard, radiator, stairs to landing.

Kitchen/Breakfast Room: 18'10 x 15,0 Double aspect, range of storage units and worktop, white ceramic sink, double oven, space for dishwasher and low-level fridge, tiled and wood style floor, radiator.

Living Room: 16'8 x 16'6 Triple aspect including bi-fold doors to the orangery, fireplace with open fire, brick surround, tiled hearth and wooden mantel, wood style floor, two radiators.

Orangery: Full width double bi-fold doors to the garden, roof lantern, log stove on glass plinth, downlighters, wood floor.

Dining Room: Bi-fold doors to breakfast room and door to kitchen, storage cupboard, wood style floor, radiator.

Utility: 13'0 x 6'2 Window to side, range of storage units and worktop, white ceramic sink, ample appliance space.

Cloakroom: Window to side, two-piece suite, tiled floor, radiator.





Stairs to landing: Loft access.

Bedroom 1: 16'9 x 16'6 Double aspect, double fitted wardrobes, radiator.

Ensuite Shower Room: Window to front, three-piece suite, airing cupboard, tiling, radiator.

Bedroom 2: 15'6 x 9'3 Double aspect, radiator.

Ensuite Shower Room: Velux window, white three-piece suite, tiling, radiator.

Bedroom 3: 15'6 x 9'2 Window to rear, Velux window, fitted wardrobe, radiator.

Bedroom 4: 10'6 x 9'1 Window to front, fitted wardrobe, radiator.

Bathroom: Window to side, white four-piece suite including basin with vanity storage, downlighters, tiling, radiator.

Outside

The property sits in grounds extending to 0.83 acres of beautifully landscaped grounds against a backdrop of far-reaching countryside views. An electric gated gravel driveway with turning circle leads to a double car port and garage/workshop.

The rear garden has a large paved terrace ideal for entertaining to enjoy the stunning setting, abutting a stunning Ash tree. A gravel pathway and pergola leads to the top of the garden where there are rockery beds and an open garden room. There are two storage sheds and a greenhouse.

Double Car Port: 18'6 x 17'1 Space for two cars.

Garage: 17'1 x 8'10 Double doors, light and power.



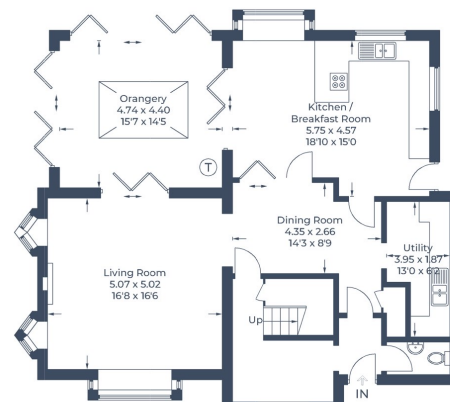
Directions

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road, right at the T- junction towards the village and immediately left into the Watlington Road (B4009). Follow this road through the village for 0.8 mile until you see the left hand turning to Roke. Turn into Braze Lane and follow the road until you come to a right hand turn into the village centre, turn right and continue until you come to a grass triangle in front of the Home Sweet Home pub and the property is on the left hand side with a gated entrance.

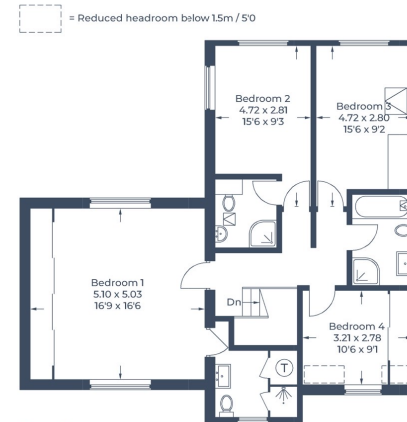
Approximate Gross Internal Area
 Ground Floor = 113.1 sq m / 1,217 sq ft
 First Floor = 86.2 sq m / 928 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 213.7 sq m / 2,300 sq ft



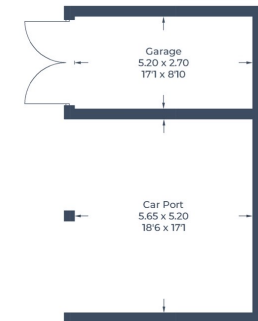
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Illustration for identification purposes only, measurements are approximate, not to scale.
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