



Meadside, Dorchester on Thames OX10 7JX



Meadside, Dorchester on Thames

Believed to date from 1919 this semi-detached family home forms part of a small cluster of houses on the edge of this popular South Oxfordshire village. **Planning permission for 2 storey extension (P23/S1252/HH) to granted to create 4 double bedrooms and a large kitchen across the rear.**

There is parking on the drive at the front whilst to the rear is a fabulous 125' garden enjoying excellent privacy facing south, southwest. It currently comprises a sitting room with fireplace and log stove, family room, and a 13'10 kitchen/breakfast room with utility and cloakroom. Upstairs there are 3 bedrooms and family bathroom. The nearby A4074 provides good access by car to both Reading and Oxford.

Tenure - Freehold

Accommodation

The property is double glazed with oil fired central heating to radiators.

Entrance Hall: Stairs to landing, radiator oak floor and front door.

Sitting Room: 15'6 x 11' A bright room with large picture window overlooking the garden, brick fireplace with a paved hearth, wood mantel and a fitted 'Clearview' log stove. Picture rail and radiator.

Family Room: 12' x 9' Attractive corner brick fireplace, window to the front, oak floor, radiator and picture rail.





Kitchen/Breakfast Room: 13'10 x 11' With windows to front and side there are a good range of storage units, partial tiling, white sink, Stanley oil fired range with extractor hood, integrated dishwasher, fridge/freezer recess and track spotlighting.

Utility: 6' x 5' Oil fired boiler, cupboard and space for washing machine. Double glazed door to the garden.

Cloakroom: Fitted with a white 2-piece suite, radiator and window.

Stairs to Galleried Landing: Windows front and side, radiator and loft access.

Bedroom 1: 14' x 11' Side aspect and radiator.

Bedroom 2: 12' x 9' Radiator and front aspect.

Bedroom 3: 11'1 x 8'10 View over the garden, fitted wardrobe, radiator and feature cast iron fireplace.

Bathroom: Fitted with a white 3-piece suite, shower with screen over the bath, tiled walls, window, radiator and linen cupboard.

Outside

To the Front: There is a large parking area to the front, bordered by shrubs and approached via a shared drive.

Rear Garden: The rear garden is a special feature extending to 125' and facing south, southwest there are views of the Thames from the end. Predominantly set to lawn there are established shrub beds to the borders and a small pond. It is enclosed by timber fencing and hedging with gated access to the front.

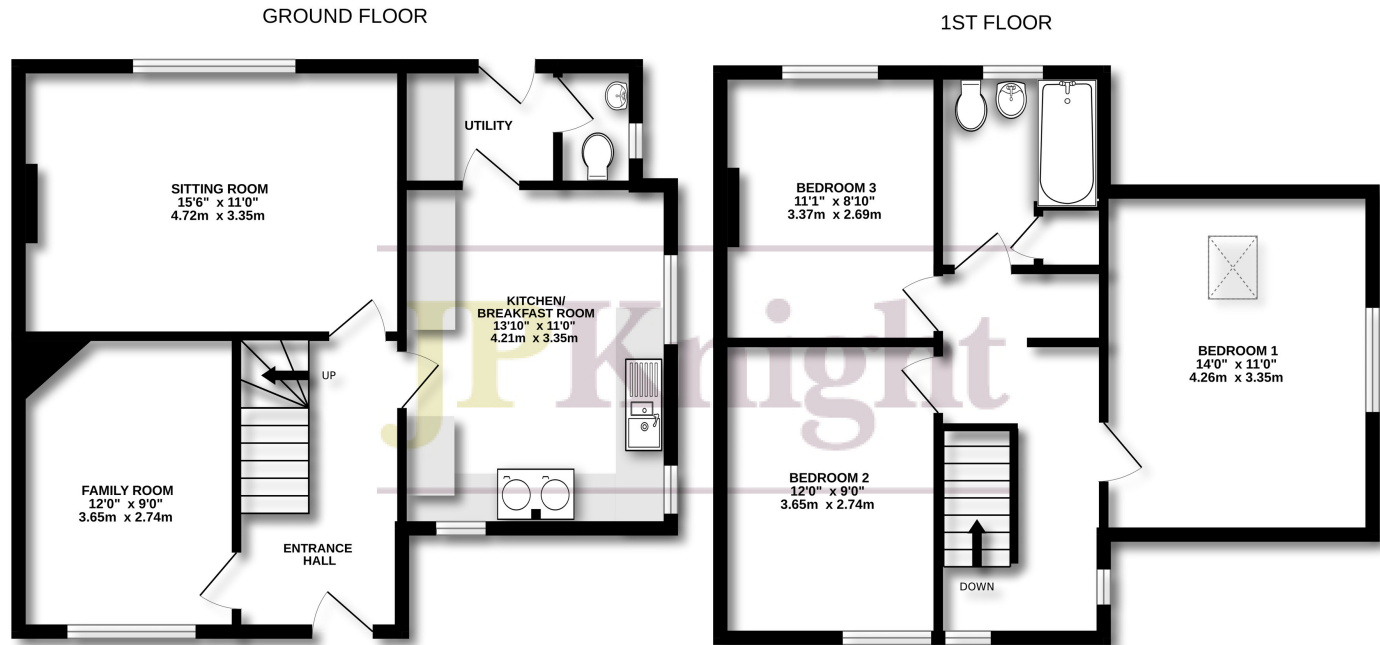


Directions:

Turn right from our offices into St Martin's Street, straight across the traffic lights by Waitrose into Castle Street. After 2 miles proceed across Shillingford Bridge and continue on to the roundabout and turn left onto the A4074. After 0.7 mile turn left to Dorchester and Meadside will be found shortly on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	39 E	
21-38	F		
1-20	G		

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.



TOTAL FLOOR AREA : 1270sq.ft. (118.0 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.
Made with Metropix ©2024

