



Little Acre, Roke, Wallingford OX10 6JD





## Little Acre, Roke, Wallingford

A stunning modern home originally dating from the 1950s and the subject of an architect designed remodelling: it has been renovated to the highest standard by the current owners. Set in this glorious semi-rural location it has secluded south, southeast facing grounds that extend to just over an acre. The stylish accommodation centres around a magnificent 38' x 36' open plan kitchen-living-dining room with views via full height glass to front and rear gardens: in addition it has a utility room, study and 4 double bedrooms with 3 bathrooms and a 34' family room/bedroom 5.

An extensive gated drive leads to landscaped ground including terraces and pond whilst to the rear a tranquil terrace with attractive planting and a raised pond leads to the fabulous grounds beyond.

There is a local pub within a fifth of a mile, shops and amenities in nearby Benson and the Oxford Tube can be caught at Lewknor just north of nearby Watlington with services to Oxford & London Victoria.

## Tenure - Freehold

### Accommodation

The property is double glazed with oil-fired radiator/underfloor central heating.

Glazed door opens to a fabulous open plan Kitchen/Dining/Living Room.

Kitchen: Extensive range of contrasting storage units with Corian 'waterfall' worktops, including an island unit with breakfast bar. Integrated induction hob and pop-up extractor, double electric oven and warming drawer, fridge, freezer and wine fridge. Large sliding larder cupboards, kick-space heater, down lighters, wood/tiled floor.

Dining Area: The kitchen area flows directly to the dining area with a glass bridge and full height glass doors to front and side flooding it with light: wood floor, vaulted 14' ceiling.

Living Room: A dramatic room with a vaulted 14' ceiling and wide sliding glazed doors to the terrace, wood floor.

Cloakroom: Fitted with a white 2-piece suite with a tiled floor and down lighters.

Utility Room: Range of storage units with worktops and white sink, appliance spaces, oil-fired boiler. Doors to drive and garden.







Bedroom 1: A stunning suite with central bed space with views via full width glazed doors to the garden, vaulted ceiling and wood floor.

Ensuite Bathroom: A luxury suite including free standing bath, with column tap/shower, large glass shower cubicle, twin hand basins in a floating vanity unit. Tiled walls and floor, vaulted ceiling with Velux window, heated towel rail, down lighters.

Inner Hall: Down lighters, wood floor, radiator, stairs to landing, cupboard.

Bedroom 2: Tall windows open to a terrace at the rear and to the side, radiator.

Ensuite Bathroom: Attractive white 3-piece suite with tiled walls and floor, tall window and down lighters.

Bedroom 3: Tall window and door to the front terrace, radiator.

Bedroom 4: Tall tilt and open windows to the front terrace and the side, radiator.

Shower Room: Featuring a large shower cubicle, hand basin and low level w.c. along with tiled walls and floor, down lighters and a tall window.

Study: Tall window to the front, radiator.

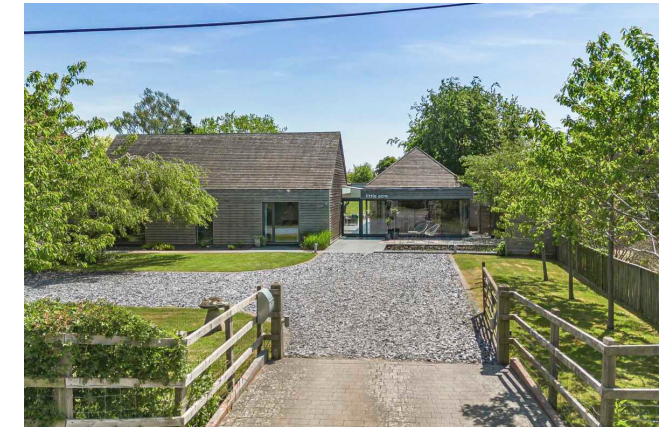
Stairs to First Floor.

Family Room/Bedroom 5: With a central stairwell, lovely view over the rear gardens, side window, scaled ceiling, radiators. Walk-in cupboard with door to airing cupboard.

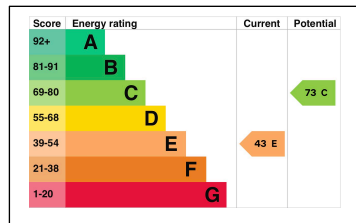
Outside

To the Front: The property is approached via a five-bar gate and has an extensive driveway with slate chippings and bordered by areas of lawn. Across the front there is a full width wooden and slate terrace with a recessed ornamental pond. Range of beech trees, flower borders to the front with mature hedge and timber fencing.

Rear Garden: Attractively landscaped it has a raised pond surrounded by a slate terrace with established planting creating a wonderful outside entertaining area. There is a further sunken terrace to the rear of the main bedroom and linked pathway. Beyond is a large sweeping lawn a path leads to an area of decking with shade sail. Beyond the formal gardens is a large area of lawn interspersed with trees and enclosed by ranch style fencing and hedging.



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, turn right at the roundabout and take the next left to Roke. Follow the road through Roke marsh and take the next right to Roke, the property is along on the right.



**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.



**Approximate Gross Internal Area 2571 sq ft - 239 sq m**

Ground Floor Area 2192 sq ft – 204 sq m

First Floor Area 379 sq ft – 35 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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