



Orchard Haven, Dorchester-on-Thames OX10 7JN



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Set in the sought after village of Dorchester-on-Thames this delightful, detached home offers versatile accommodation, attractive gardens and plenty of character. The property features two generous double bedrooms upstairs including a principal bedroom with ensuite shower room and a bathroom: there is a versatile third bedroom/study on the ground floor. At the heart of the home is a stylish kitchen/breakfast room with ample storage and space for dining while the French doors open onto the garden. The sitting room benefits from a log burning stove creating a cosy atmosphere. Outside a gravel driveway leads to the property and there are beautifully presented front and rear gardens.



Tenure - Freehold

Accommodation

Entrance Porch: Tiled floor, double glazed windows on brick plinth, down lighters, front door to drive.

Inner Hall: Wood block flooring, fitted desk, radiator stairs to landing, airing cupboard and large cloaks cupboard.

Sitting Room: Full width window with plantation shutters to front, fireplace with a log stove on a slate hearth, bookshelves with lighting, cupboard with tv plinth to the side of the chimney breast, radiator.

Bedroom 3/Family Room: Front aspect, wood floor, radiator, ingenious slide out single bed, under-stair cupboard and slide out shelf unit.

Kitchen/Breakfast Room: Large picture window and French doors to the garden, range of storage units with granite/laminated worktops, sink. Integrated induction hob, extractor hood, double electric oven, dishwasher and fridge/freezer: down lighters, wood style floor.





Utility Room: Stable door to garden, gas boiler, worktops, space for washing machine.

Cloakroom: White 3-piece suite, wood style floor, window, radiator.

Stairs to Landing: Velux window, airing cupboard and down lighters.

Bedroom 1: Wide window with plantation shutters to the front, wardrobe, radiator, down lighters.

Ensuite Shower Room: White 3-piece suite, part tiled walls, tiled floor, Velux window, down lighters.

Bedroom 2: View of the garden, radiator, range of wardrobes, down lighters, loft hatch, large eaves cupboard.

Bathroom: Fitted with a white 3-piece suite, wood style floor, part tiled walls, eaves cupboard, radiator and window.

Outside

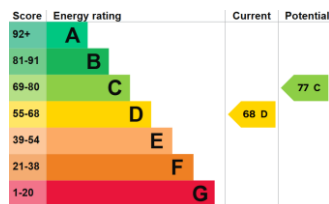
To the front: Gravel drive, lawn to the side with well stocked plant and shrubs borders, picket fence, trained wisteria over the front window.

Rear Garden: Central lawn with beautifully stocked borders, timber fencing topped with a trellis with climbing plants, pergola with a mature vine above and Jasmine plants climbing the supports, stone terrace below, ornamental pond, rose arbour to a side terrace with space for bins, gated side path.

Timber Store/Workshop: 9'10" x 7'6" with window and power.



Directions: Head north on St Martin's Street towards High Street, then onto Castle Street, continue to Shillingford Road, continue to Wallingford Road, at the roundabout, take the 1st exit, onto Henley Road/A4074, turn left onto Henley Road, sharp left onto Bridge End, turn right onto Watling Lane, then left onto Wittenham Lane, turn right onto Orchard Haven and the property will be 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.

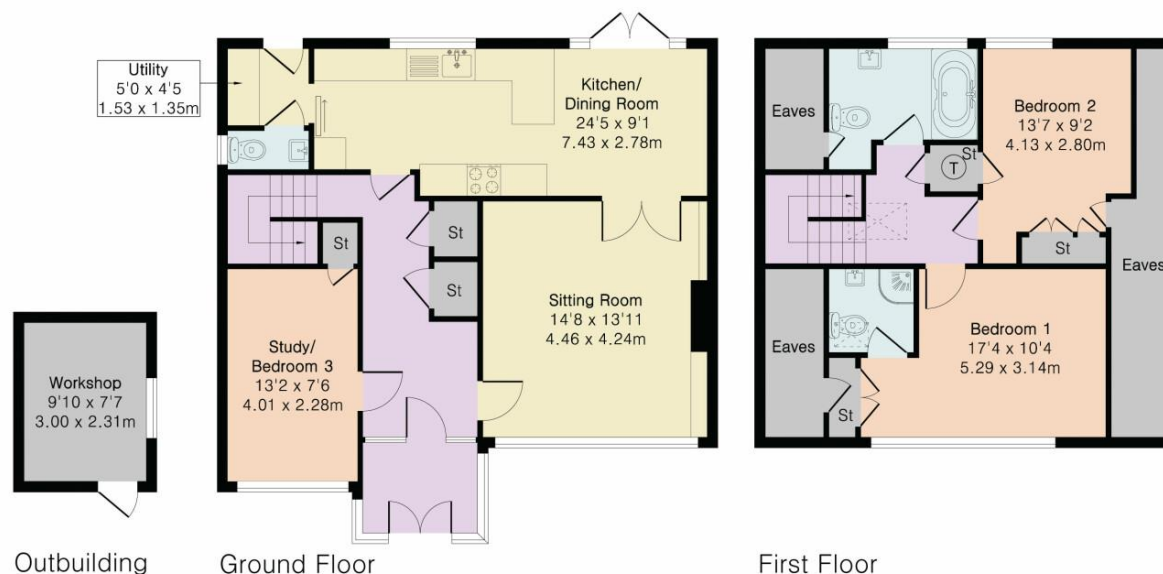


Approximate Gross Internal Area 1230 sq ft - 115 sq m (Excluding Outbuilding)

Ground Floor Area 781 sq ft – 73 sq m

First Floor Area 449 sq ft – 42 sq m

Outbuilding Area 75 sq ft – 7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

JPKnight