



Herringcote, Dorchester-on-Thames OX10 7RD



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A charming maisonette nestled within an exclusive development for the over 55s, just moments from the historic village of Dorchester. This well presented first-floor two-bedroom property offers elegant, light-filled living spaces and a true sense of independence within a peaceful, community setting.

Approached via its own private front door, there is a spacious central landing, two well-proportioned bedrooms and shower room. both offering tranquil views, along with useful loft storage for added practicality.

The impressive double-aspect living/dining room enjoys generous natural light and has a feature fireplace: there is a separate kitchen with serving hatch.

Residents benefit from beautifully maintained communal gardens, designed to be enjoyed without the burden of upkeep, while a nearby garage provides convenient parking or additional storage.

Set within a thoughtfully planned and immaculately kept development, this delightful property offers the perfect balance of privacy, community, and convenience — all within easy reach of Dorchester's charming village centre and local amenities.



Tenure - Leasehold

Accommodation

The property is double glazed and features Dimplex electric heating. Cognatum Estates maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds thereby freeing owners and residents from these responsibilities. There is a personal alarm system in each property and the estate managers are available to provide support. The cost of providing these services is shared equally between all properties. There are no restrictions on owning a property except that one resident must be over 55 years of age.

Front door to Entrance Hall: Double aspect, wood style flooring, Dimplex electric heater.

Stairs and stair lift to:

Hall/Landing: Dimplex electric heater, wood style floor, loft hatch, airing cupboard, large storage cupboard with shelving.



Living Room: Large window with window seat overlooking the gardens, side window, feature fireplace with electric fire, bookshelves flank the fireplace, 2 Dimplex electric heaters.

Kitchen: Window to the front, range of storage units with worktops and a white sink unit, electric ceramic hob, electric oven, fridge/freezer, washing machine, tumble drier, downlighters, Dimplex electric heater.

Bedroom 1: Double aspect with windows out to the courtyard and side, range of fitted bedroom furniture, Dimplex electric heater.

Bedroom 2: Window out to the courtyard, wardrobe and a range of cupboards and drawers, worktops, Dimplex electric heater.

Shower Room: Fitted with a white 3-piece suite, part tiled walls, cupboards and worktop, window, Dimplex electric heater, downlighters.

Outside

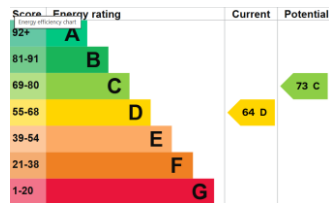
This attractive development features a stone wall and brick pillars flanking the entrance, a block paved drive runs around the development and is bordered by well maintained lawns with flower and shrub borders. It also features an attractive brick dovecote.

Garage in Block: 16' x 9' with up and over door, power, loft storage.



Directions:

Head north on St Martin's St, through the traffic lights onto Castle Street, then into Shillingford Road. Cross the bridge into Wallingford Road, at the roundabout take the 1st exit onto Henley Road/A4074. Take the first left, follow this into the village, continue onto High Street, turn first right into Queen Street, at the top turn right onto Martins Lane and 1st left into Herringcote and the property will be on the right.



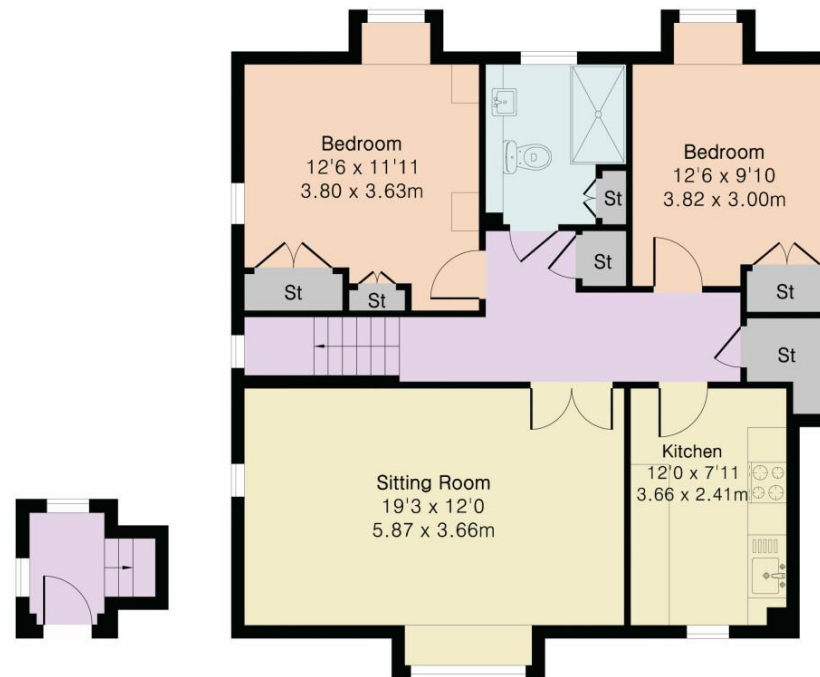
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



Approximate Gross Internal Area 874 sq ft - 82 sq m

Ground Floor Area 29 sq ft – 3 sq m

First Floor Area 845 sq ft – 79 sq m



Ground Floor First Floor



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.

