



3 Herringcote, Dorchester - on- Thames, Oxfordshire, OX10 7RD

A spacious, two/three-bedroom, mid-terrace cottage overlooking beautiful courtyard gardens and within walking distance of local shops.

Entrance Hall

**Downstairs
Cloak/utility Room**

Sitting Room

Dining Room

Kitchen

**Two / Three
Bedrooms**

Bathroom

Garage

Patio Garden

**999 year Lease
(from 1984)**

No Ground Rent

55+ Age Covenant.

The Property

3 Herringcote is a mid terrace cottage overlooking the courtyard gardens and dovecote.

The spacious entrance hall provides access to a downstairs W/C with useful storage cupboard and access to the light and airy sitting room which benefits from an electric fireplace and sliding double doors through to the dining room.

The dining room has access to the kitchen which has a range of fitted units and a freestanding oven with hob. The conservatory can be accessed through the dining room with windows overlooking the patio garden and estate gardens.

Upstairs there is two double bedrooms both benefiting from window seats and built in cupboard space along with a third bedroom. The property also has a main bathroom with bath, WC and sink along with a useful storage cupboard.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £360,000 (Leasehold)

Directions to Herringcote

Leave the A4074 Oxford to Henley-on-Thames road and proceed into Dorchester-on-Thames.

If coming from the north, turn right into the High Street and first left into Martin's Lane. Where the road turns sharply to the right go straight on into narrower road, Herringcote is on your left.

From the south, proceed over the long bridge onto the High Street, turn right into Queen Street. Where road turns sharply to the left turn right into Martin's Lane, Herringcote is on the left.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01865 341704/ 07384 112309 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



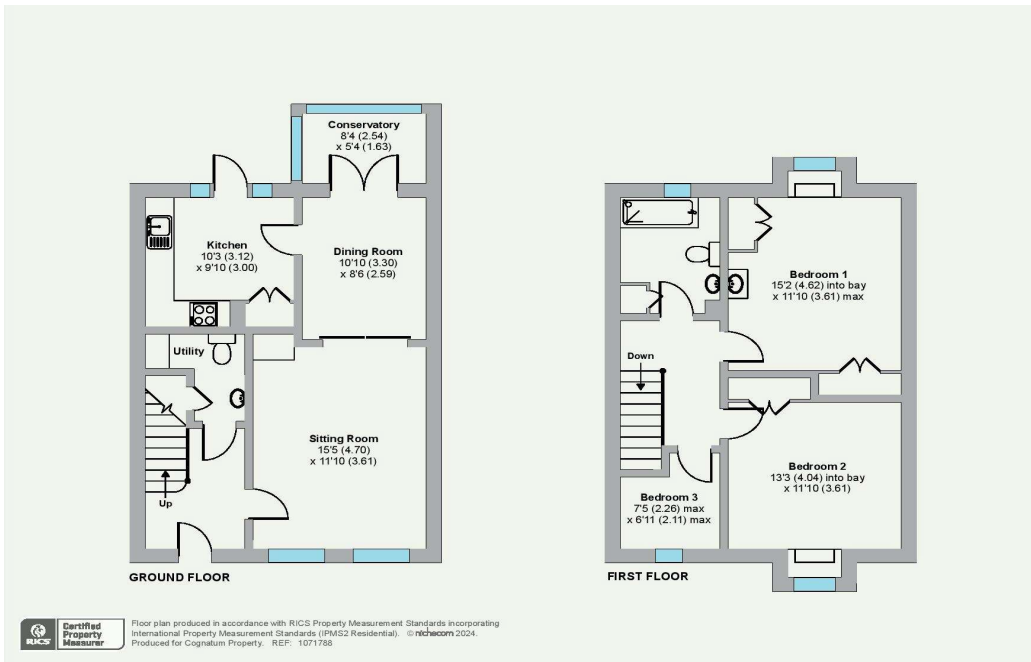
Bedroom 1



Bedroom 2



Bathroom



Rear

Approximate Gross Internals: 101.2 m² / 1090 ft² Service Charge: £7,100 pa Energy Performance Rating: (D) Council Tax Band: E

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Herringcote

Herringcote has a quiet charm which is perfectly complemented by the quaint character of Dorchester itself, a vibrant community beneath the charming exterior. The collection of two/three-bedroom cottages and apartments line a lovely courtyard garden, thoughtfully landscaped with trees and herbaceous borders and a traditional brick-built dovecote. A walk of just a few minutes takes you into the heart of the village with its wonderful tearooms, shops and amenities.

The famous Norman abbey, at the confluence of the Thames and the Thame, remains at the heart of the village and is the focus for much of the busy calendar of cultural and social events which include the Dorchester on Thames festival, a celebration of music, art and culture; the flower show and the increasingly popular scarecrow trail. The historic high street is largely unchanged, and a popular choice of filming location. There are lovely walks along the Thames Path, and the meadow alongside the Thame has been purchased in perpetuity for the village – an unspoilt idyll.

Cognatum Estates Limited provides the services and amenities shown below, together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.



The Dovecote



Dorchester Abbey



The George Hotel

Services and Amenities at a Glance



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MANAGER



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