

# 17 Herringcote, Dorchester-on-Thames, Wallingford, OX10 7RD

A spacious, two-bedroom, ground floor apartment overlooking beautiful courtyard gardens and within walking distance of local shops.



Entrance Hall	The Property	A single nearby.
Sitting / Dining	17 Herringcote is 2-bedroom ground floor apartment.	Direct
Room	The spacious entrance hall has a large storage cupboard and	Direct
Kitchen	doors to all rooms, including double doors into the generous sitting / dining room which has dual aspect windows and a	Leave th proceed
Two Double	serving hatch through to the kitchen.	16
Bedrooms	The kitchen itself has a range of floor and wall units with an	If coming left into
Bathroom	integrated electric double oven, hob and extractor fan. There is plumbing for a washing machine next to the sink and space for	right go left.
Garage	a free-standing fridge freezer. A small fold-down table on the	ien.
999 year Lease (from 1984)	wall underneath the serving hatch, provides a breakfast bar as well as useful additional work surface.	From the Street, t
No Ground Rent	The master bedroom also has dual aspect windows and has a vanity unit with basin. The 2 <sup>nd</sup> bedroom has fitted double	to the le left.
55+ Age Covenant.	wardrobes. The bathroom has a WC, basin and large walk-in shower.	

The property has electric storage heating and double glazing throughout.

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

### **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.

#### For viewings please call the Estate Manager 01865 341705 (Mon-Fri 9am-5pm)



Sitting / Dining Room

Sitting / Dining Room

Kitchen



Bedroom 1



Bedroom 2



Bathroom





**Entrance Hall** 

Approximate Gross Internals: 74.2m<sup>2</sup> / 799ft<sup>2</sup> Condition Code: D

**Energy Performance Rating: D (59)** 

**Council Tax Band: D** 

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.

## Services and amenities at a glance





The Dovecote





Dorchester Abbey

Lily's Tearoom

The George Hotel

Cognatum Property Limited, Pipe House, Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170 E: property@cognatum.co.uk www.cognatum.co.uk



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