



## **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

## Sitting / Dining Room

## Kitchen

## Two Double Bedrooms

## Bathroom

## Garage

**999 year Lease (from 1984)**

**No Ground Rent**

**55+ Age Covenant.**

# The Property

17 Herringcote is 2-bedroom ground floor apartment.

The spacious entrance hall has a large storage cupboard and doors to all rooms, including double doors into the generous sitting / dining room which has dual aspect windows and a serving hatch through to the kitchen.

The kitchen itself has a range of floor and wall units with an integrated electric double oven, hob and extractor fan. There is plumbing for a washing machine next to the sink and space for a free-standing fridge freezer. A small fold-down table on the wall underneath the serving hatch, provides a breakfast bar as well as useful additional work surface.

The master bedroom also has dual aspect windows and has a vanity unit with basin. The 2<sup>nd</sup> bedroom has fitted double 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



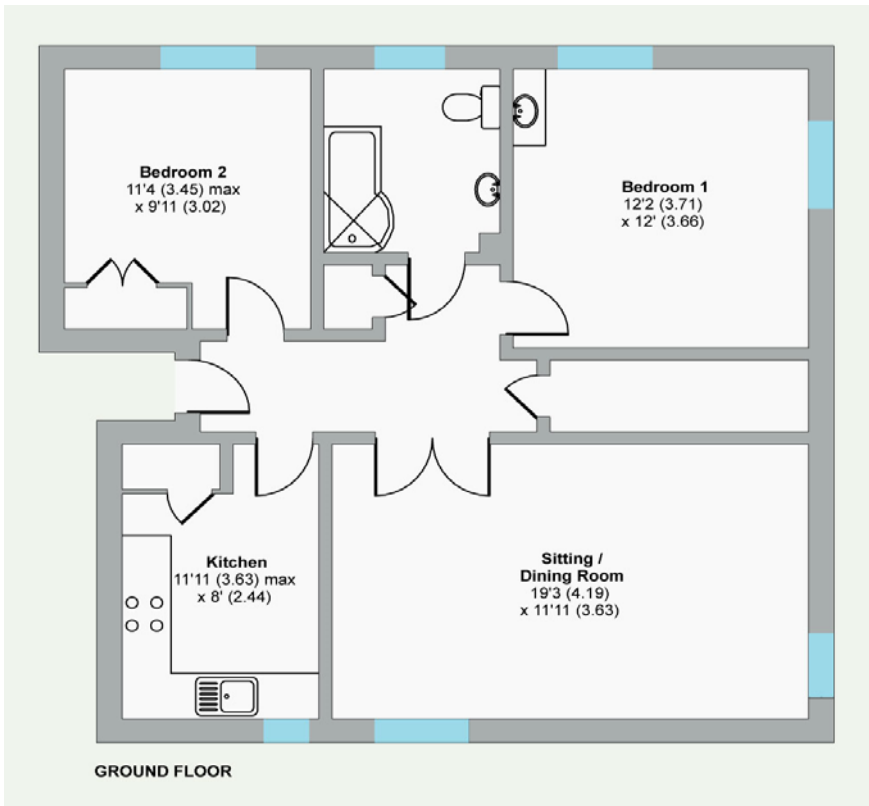
Bedroom 1



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**



# 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



19 PROPERTIES  
BUILT 1987



ESTATE  
MANAGER



GARDENER



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](mailto:property@cognatum.co.uk)

[www.cognatum.co.uk](http://www.cognatum.co.uk)

**Cognatum**  
PROPERTY

RETIRE IN STYLE