

WE VALUE



YOUR HOME



Watling Lane, Dorchester-On-Thames

£1,200,000

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Built in 1994, this attractive family home has been carefully upgraded by the current owners to create a modern, well-presented interior with high-quality finishes and appliances throughout. The generous accommodation includes a double-aspect sitting room with a fireplace and French doors opening to the garden, a kitchen/dining room with views across the grounds, and a cosy reception room. Practical additions such as a study, boot room, utility and cloakroom complete the ground floor.

The property occupies a stunning plot of just under half an acre, with a glorious westerly outlook over open fields and the Oxfordshire countryside, along with direct views of the celebrated local landmark, The Wittenham Clumps.

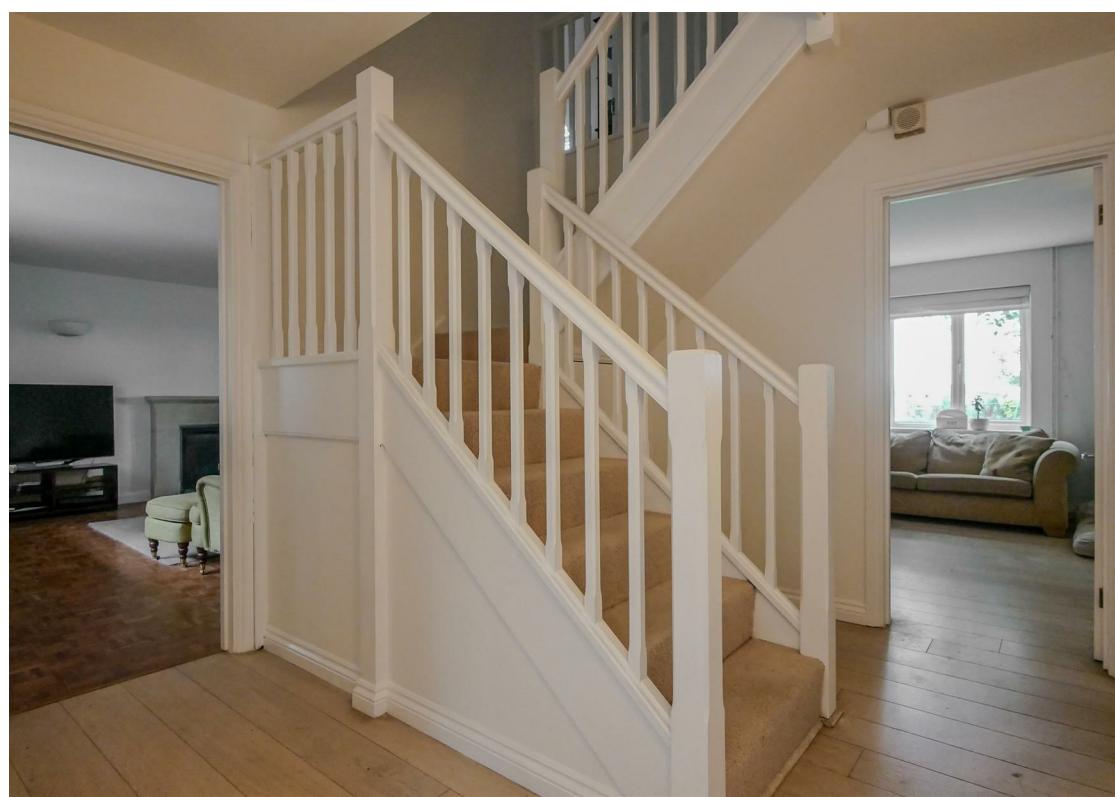
Upstairs, the bedroom one enjoys a en-suite shower room and far-reaching countryside views from its dual-aspect windows. The second bedroom features a vaulted ceiling and an adjoining en-suite cloakroom, while two further bedrooms overlook the rear garden and are served by a contemporary four-piece family bathroom.

A detached garage provides excellent storage and parking, with a first-floor annexe complete with an en-suite bathroom, ideal for guests.

The home is approached via elegant iron gates opening onto a generous gravel driveway with ample parking.

What the Owner Says...

"The view to the rear has the most amazing sunsets, filling the house with a warm orange glow. The track behind the house leads straight to Wittenham Clumps."





- DETACHED FAMILY HOME WITH SEPARATE STUDIO ANNEXE
- OPEN PLAN KITCHEN/DINING ROOM, LOUNGE, RECEPTION ROOM & STUDY
- EXPANSIVE REAR GARDEN WITH FIELD VIEWS
- EN-SUITE, EN-SUITE WC, FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- FOUR WELL-PROPORTIONED BEDROOMS
- GARAGE & AMPLE OFF-STREET PARKING
- WALKING DISTANCE TO VILLAGE SHOPS & AMENITIES
- WELL-PRESENTED THROUGHOUT
- UTILITY & BOOT ROOM

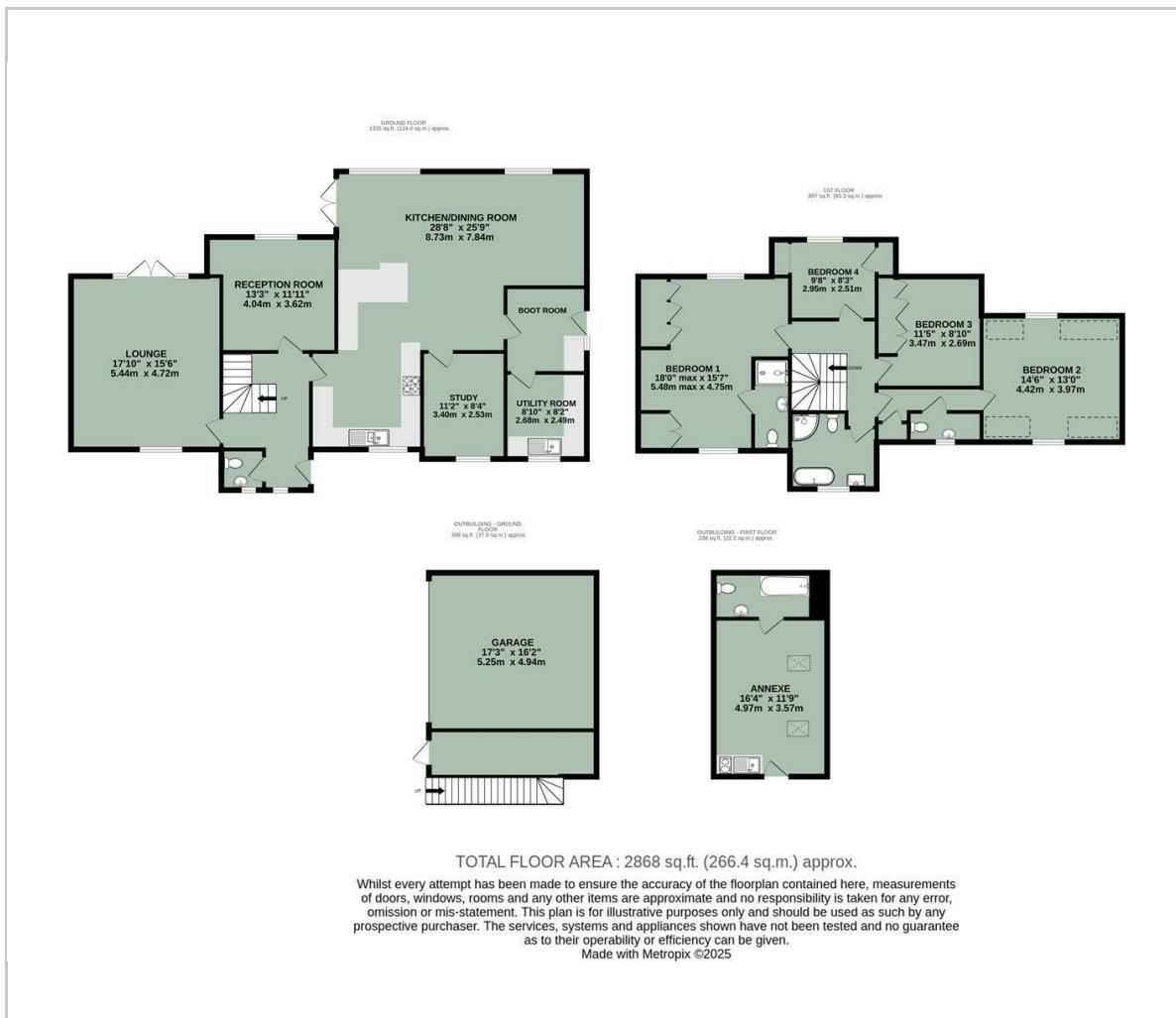


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

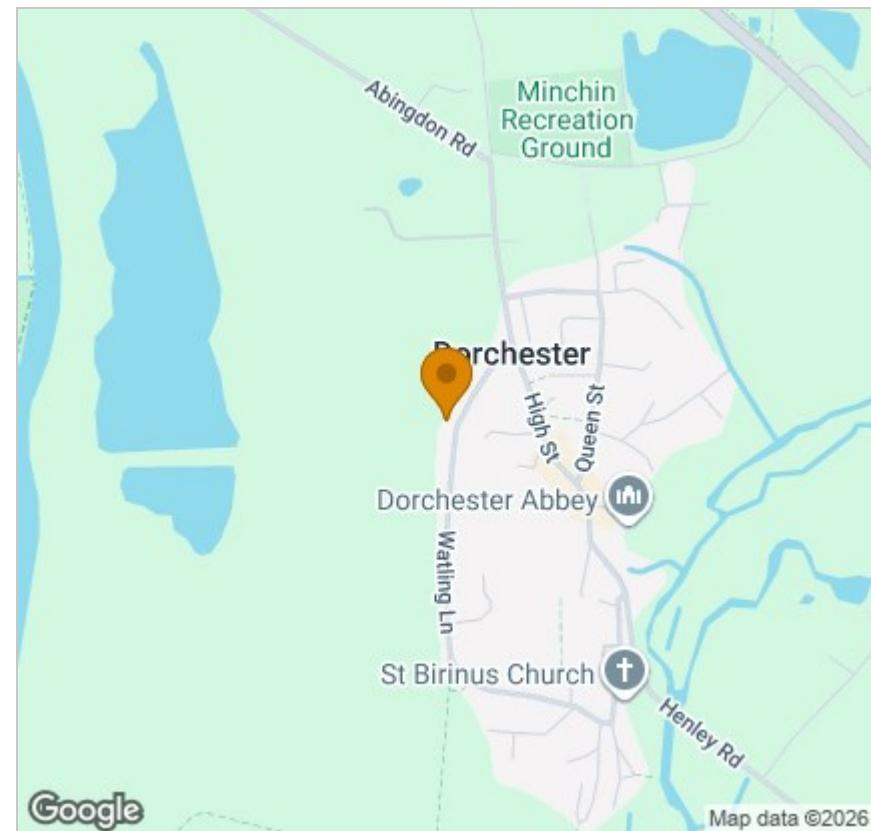
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

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