

Beechcroft, Dorchester-on-Thames,

OX10 - Guide Price £625,000

Bedrooms: 5 | **Bathrooms:** 2 | **Receptions:** 3

Description

Tucked away at the very heart of the much-loved village of Dorchester-on-Thames, this deceptively spacious family home offers beautifully proportioned accommodation arranged over three floors, providing an exceptional amount of versatile living space for modern family life. Recently updated throughout, the property has been thoughtfully brought up to date to create a welcoming and stylish home that is ready to move straight into, whilst retaining the charm and character one would hope to find in such a wonderful village setting. The accommodation is particularly generous, comprising three reception rooms, offering excellent flexibility for family living, entertaining, working from home or simply having space to relax. There is also a well-appointed kitchen, utility room and cloakroom, together with five bedrooms and two bathrooms, making this an ideal home for a growing family or those looking for space for guests and home working.

One of the property's most appealing features is the wonderful sense of light throughout. To the rear you can enjoy a glimpse of the distinctive Wittenham Clumps and beyond, with the magnificent Dorchester Abbey and High Street to the front, providing a constant reminder of the property's enviable village location. Location is undoubtedly one of the home's greatest strengths. Situated centrally within Dorchester-on-Thames, village life is quite literally on the doorstep, with the local amenities and community all within easy reach. Dorchester-on-Thames is renowned for its strong sense of community and beautiful surroundings, offering a wonderful balance between peaceful village living and convenient access to the surrounding countryside and nearby towns.

Outside, the property continues to impress, with a front lawned garden providing an attractive approach, while to the rear is a westerly facing private courtyard, ideal for outdoor seating and summer entertaining. A single garage, together with additional private, off-street parking, provides valuable practical space rarely found with a centrally positioned village home. Combining generous and versatile accommodation, attractive views to the front and rear, a highly desirable village setting and the convenience of having been recently updated throughout, this is a home that offers an exciting opportunity to simply unpack, settle in and enjoy everything that Dorchester-on-Thames has to offer.

The property is offered for sale with no onward chain, making it an especially appealing proposition for those looking to move without unnecessary delay.









Situation

Situated in the highly sought after village of Dorchester-on-Thames, in the heart of South Oxfordshire, this charming village offers an exceptional sense of community and a wonderful quality of life. Dorchester-on-Thames has a vibrant calendar of events throughout the year, creating a welcoming atmosphere for residents.

At the heart of the village is the historic Dorchester Abbey, a much loved and lively venue that hosts an impressive programme of musical performances, theatrical productions and cultural events, attracting visitors from across the region and beyond.

The village is well served by a range of local amenities, including an excellent primary school, two hotels, a traditional public house, soon to be opened village shop, hairdressers, dentist and a number of independent businesses. There is a village recreation ground, tennis courts, cricket pitch and newly refurbished children's playground. A particular highlight is Bishop's Court Farm, a delightful addition to village life, where visitors can enjoy meeting the resident lambs and alpacas, as well as discovering locally produced honey from the farm's own bees.

The recently opened farm shop and café provide a lovely place to relax and enjoy the surrounding countryside, while a wide range of seasonal events offers something for all ages throughout the year.

For commuters and those wishing to explore the surrounding area, the village benefits from regular bus services along the A4074, providing convenient links to Oxford, Abingdon, Wallingford and Reading, with additional weekday services connecting the village directly with Wallingford.

With its strong community spirit, beautiful surroundings, historic character and excellent local amenities, Dorchester-on-Thames is a particularly appealing place to call home.

Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.

EPC

EPC rating D

Tenure & Possession

The property is freehold.

Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates.

Local Authority

South Oxfordshire District Council

Abbey House

Abbey Close

Abingdon, OX14 3JE

Council Tax

Council Tax band 'E' amounting to £3151.58 for the year 2026/27

Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.





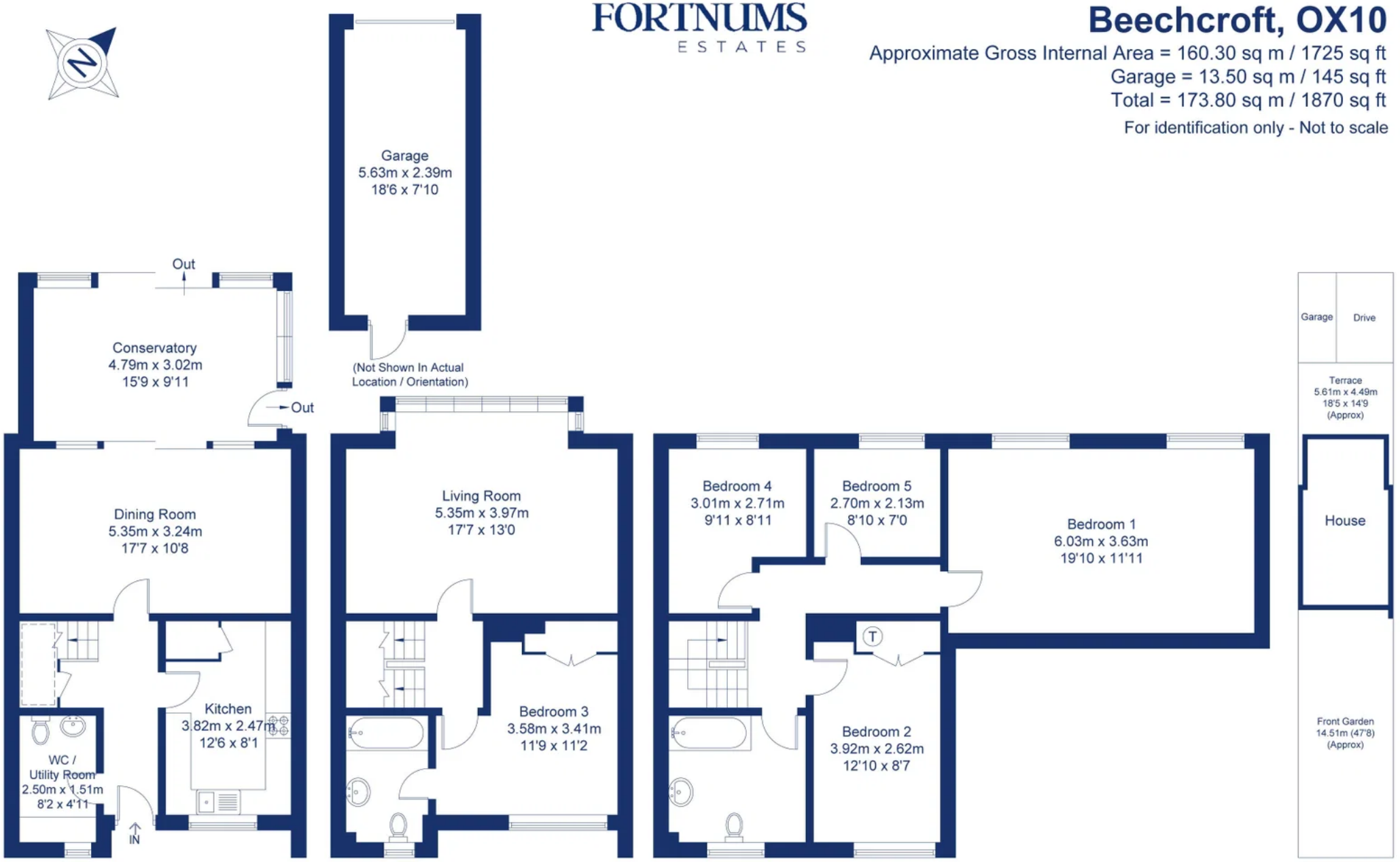




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Beechcroft, OX10

Approximate Gross Internal Area = 160.30 sq m / 1725 sq ft
Garage = 13.50 sq m / 145 sq ft
Total = 173.80 sq m / 1870 sq ft
For identification only - Not to scale



Ground Floor **First Floor** **Second Floor**

Not to scale, for illustration and layout purposes only.
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