



83 Abingdon Road, Wallingford, OX10 7LB

Guide Price £980,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Gable house is an impressive, individual architect designed family home affording quiet seclusion and high quality spacious accommodation throughout.

This well-presented family home is set in the centre of approximately 0.35 of an acre surrounded by mature hedging. The property comprises an entrance porch, hallway with hardwood floors, two separate living rooms, cloakroom, large utility, family bathroom, and a statement kitchen-diner-family room with central island, integrated appliances, and double doors overlooking the rear garden.

To the first floor, there are three double bedrooms as well as a family bathroom with a separate bath and shower. To the rear of the house, you have a principal suite with dual-aspect windows, dressing room, en suite, and balcony overlooking the wrap around gardens.

Outside, enclosed gardens surround the property with mature trees and hedges affording a secluded haven. At the front, a long gravelled driveway divides the two front lawns, leading to a large garage with room above and parking for multiple cars, while the rear garden features a large patio area.





Key Features

- 0.35 acre plot
- Four double bedrooms
- Two living rooms
- Wrap around gardens
- Double garage
- Idyllic location

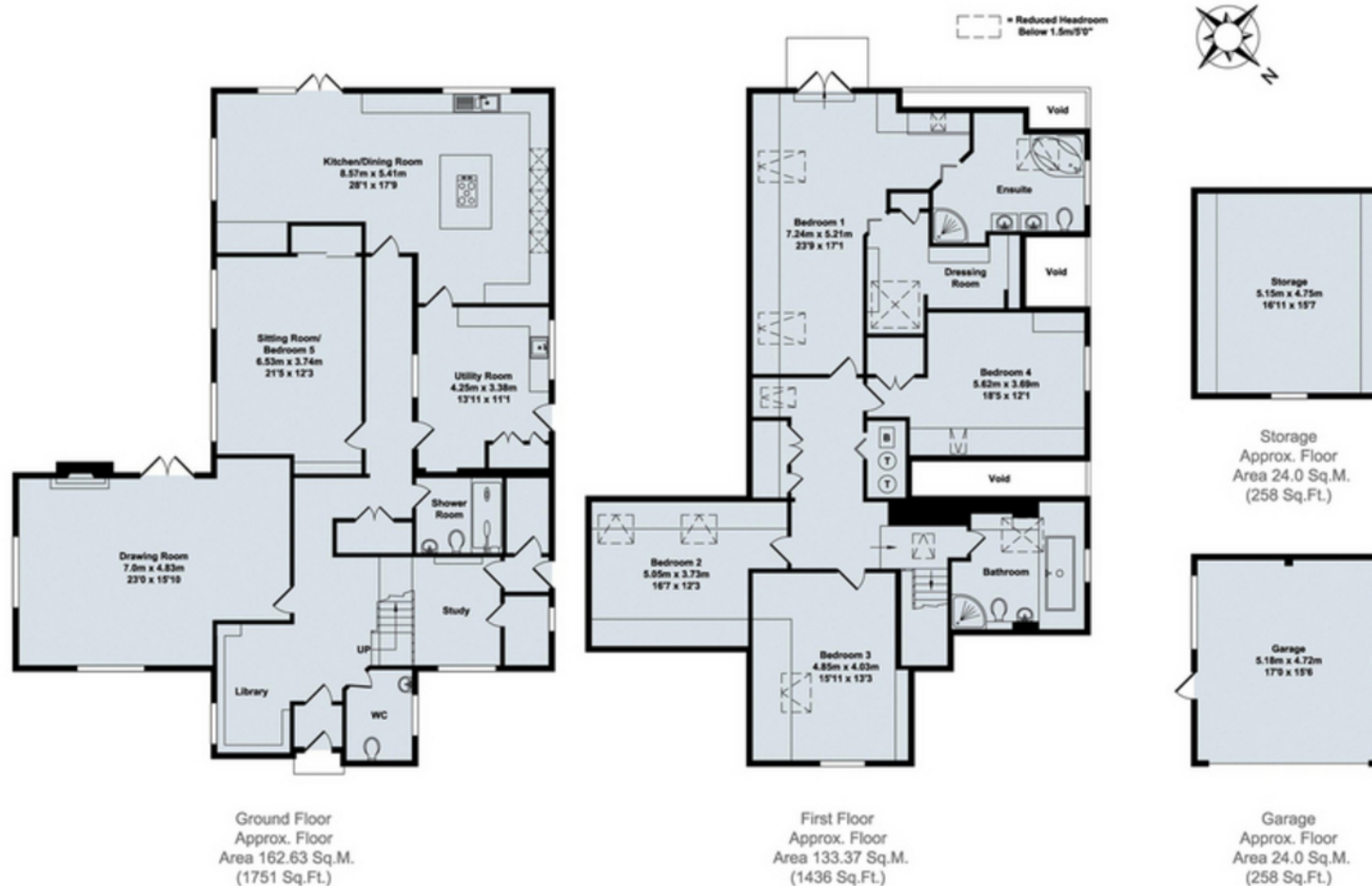


The Location

Dorchester is well connected with convenient transport links to Oxford and Reading. Didcot Parkway mainline railway station is seven miles away with direct trains to London. The area is also well known for its excellent choice of schools, both state and independent. These include St Birinus C of E Primary in the village, Moultsford Preparatory School, Cranford House, The Oratory Prep, Abingdon Prep, Radley College, Abingdon School and the many highly regarded Oxford schools. Dorchester-on-Thames is also within the catchment area of the Europa international school at nearby Culham.

Some material information to note: Gas central heating, Mains water, mains electrics. Mains drains. Offcom checker indicates standard to superfast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as a low risk address for surface water flooding and a low risk for rivers & seas. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





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