

Fylands, Wantage Road, Rowstock, Didcot, OX11 0JU

£550,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS


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The Property

A beautiful four bedroomed detached property offering spacious and versatile accommodation situated in the Hamlet of Rowstock a short drive to the neighbouring market towns of both Didcot and Wantage and their range of shops and amenities.

This delightful family home has a versatile living space with the entrance at the side of the property. The spacious entrance hall leads to all ground floor accommodation, at the rear of the property is the generous sitting room with attractive open fire and French doors onto the garden. The impressive open plan kitchen / dining room offers an excellent space for entertaining with a range of fitted units and built in appliances. The dining room with its vaulted ceiling, velux windows and French doors floods the room with natural light. There is a large sitting room / bedroom 4 to the front, a double bedroom with built in storage, a modern family bathroom and separate study or utility room.

Stairs rise from the hallway leading to the first floor, the master bedroom looks over the rear garden and has a very spacious and stylish ensuite featuring both a separate shower and bath. A further generous double bedroom completes the accommodation. Both bedrooms have the benefit of plenty of built in storage.

Outside to the front of the property is a driveway providing off road parking for multiple vehicles. To the rear, the recently landscaped and enclosed south facing rear garden is predominantly laid to lawn with patio area, and useful garden shed for additional storage.







Key Features

- Four bedroomed detached property
- Spacious and versatile accommodation
- Open plan kitchen / dining room
- Ground floor bedroom and bathroom
- Principal bedroom with ensuite
- Three reception rooms
- Study
- Driveway parking
- Council tax band E, EPC: D







The Location

Situated in the hamlet of Rowstock within the parish of East Hendred, an Area of Outstanding Natural Beauty (North Wessex Downs) with many countryside foothpaths to traverse, on the doorstep and connected to East Hendred village, one mile away, by country byway. Rowstock is within the catchment area for three village primary schools at East Hendred, Harwell and Chilton, all with Good Ofsted ratings. It is conveniently placed for excellent access to the A34 which in turn leads to the M4 and M40 motorways. The town of Didcot is approximately two and a half miles away offering a comprehensive range of shops and leisure amenities, as well as providing a fast and regular rail service to London Paddington in approximately 40 minutes.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and septic tank. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all providers. There is a BT communications mast visible form the rear garden of the property. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Approximate Gross Internal Area 1675 sq ft - 156 sq m
(Excluding Outbuilding)
Ground Floor Area 1125 sq ft – 105 sq m
First Floor Area 550 sq ft – 51 sq m
Outbuilding Area 121 sq ft – 11 sq m



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