



Roke, Nr. Wallingford, OX10

Guide Price £799,000

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Roke, Nr. Wallingford, OX10

This detached property has been extended and renovated by the current owner to create a stunning family home. The accommodation is arranged over two floors and offers a flexible space with a wonderful flow. You enter the property through the entrance porch leading to the hall, there is a separate office, second reception/playroom, cloakroom and spacious kitchen leading to a dining area and sitting room. There are four double bedrooms and a family bathroom, the main bedroom benefits from a beautifully presented ensuite shower room. To the exterior are well kept gardens both to the front and rear, a generous gravel drive leading to the garage which offers space to create a utility. The garden is well established and offers a wonderful and private space, laid mainly to lawn.

Situation

Roke is a charming hamlet nestled in South Oxfordshire, just outside the historic market town of Wallingford. Known for its tranquil countryside setting and strong community spirit, Roke offers a perfect blend of rural charm and accessibility. It's an ideal location for buyers seeking peace and privacy while staying connected to local amenities and transport links. The nearby town of Wallingford (approx. 5 miles) offers supermarkets, independent boutiques, cafes, and weekly markets. The renowned Home Sweet Home pub in Roke is a local favourite for food and drink and only a couple of minutes walk. Roke is in the catchment for well-regarded primary and secondary schools in Benson, Wallingford, and surrounding areas. Access to GPs, dentists, and pharmacies in nearby Benson and Wallingford. Quick access to the A4074 and B4009, linking to Oxford, Reading, and Henley-on-Thames. Nearest mainline station is Cholsey, with regular services to Oxford, Reading and London Paddington. Local bus routes run through nearby villages connecting to Wallingford and Oxford.





Viewing Arrangements

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

Services

All mains services are connected, with the exception of gas.

Tenure & Possession

The property is freehold and offers vacant possession upon completion.

Fixtures & Fittings

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

Council Tax

Council tax band G amounting to £4164.92



Local Authority

South Oxfordshire District Council

Abbey House. Abbey Close

Abingdon. OX14 3JE

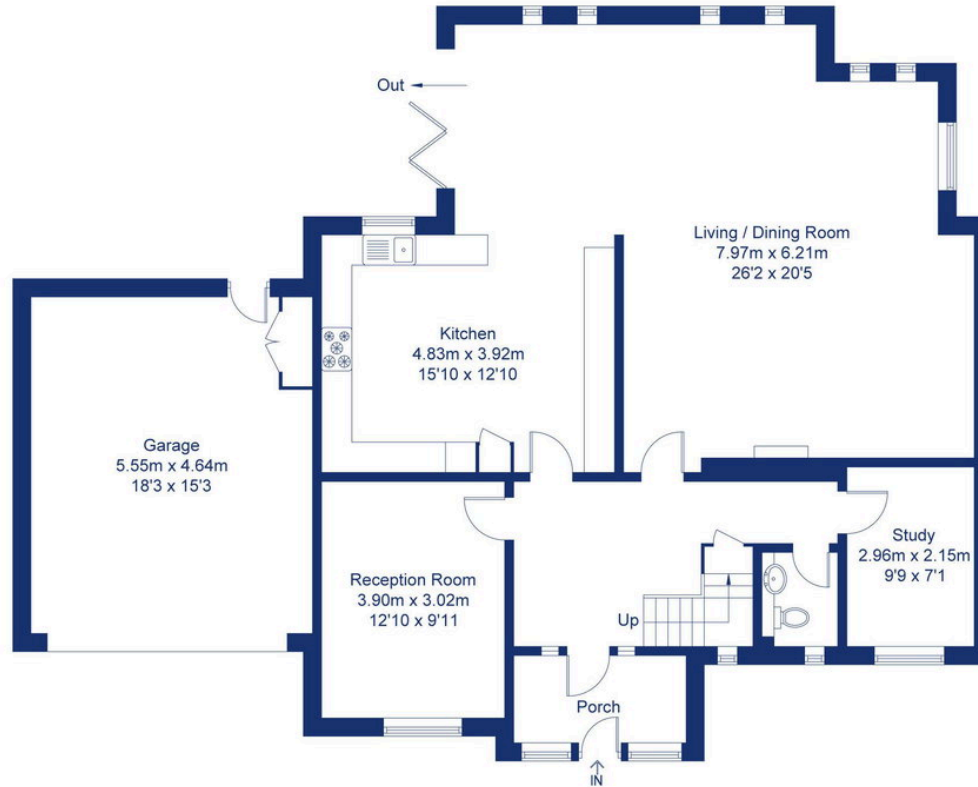
enquiries@southoxon.gov.uk

Tel: 01235 422422

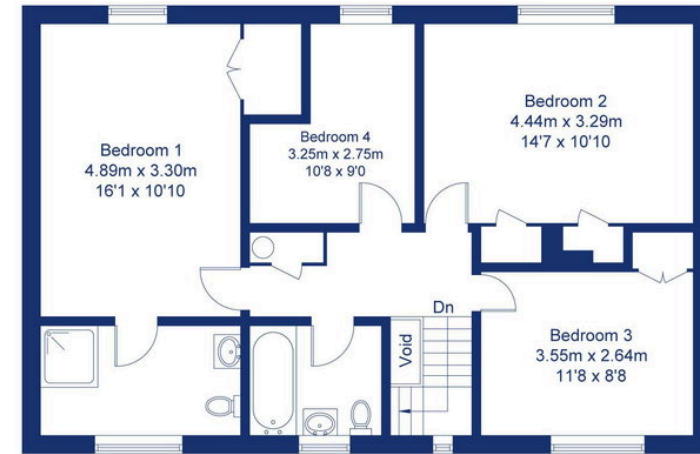
Advisory notes

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.





Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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