



Manor Farm Road, Dorchester-on-Thames, OX10

- Guide Price £950,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Description

Tucked away in a wonderfully private position on Manor Farm Road, this four-bedroom detached, single-storey home occupies a deceptively generous plot in the heart of the highly sought after village of Dorchester-on-Thames. The location is particularly special, situated quietly to the rear of the historic Dorchester Abbey and within easy walking distance of the village centre and primary school. It offers the best of both worlds, a peaceful and private setting, whilst remaining wonderfully accessible to everything the village has to offer. Approached via a gated driveway, the property benefits from ample private off street parking, with the gardens extending around the house to create a remarkable amount of outdoor space. The plot offers numerous opportunities to create a truly individual garden, whether that be beautifully landscaped formal gardens, productive vegetable and kitchen gardens, entertaining areas or simply generous space for children to play, garden games and a trampoline. The existing accommodation extends to approximately 1,846 sq ft and provides a private entrance hall, kitchen, sitting/dining room, family bathroom and four bedrooms, including one with an en-suite. While the property provides a comfortable and unusually spacious single-storey home in its current form, it is the combination of the substantial plot, privacy, position and potential for further enhancement, subject to the necessary planning consents, that makes this such an exciting opportunity. There is considerable scope for a purchaser to create a truly exceptional home, whether through extending and reconfiguring the existing accommodation or simply making the most of the generous gardens and grounds. The size and versatility of the plot provide a rare opportunity to shape the property around your own requirements and create a wonderful long term family home in one of South Oxfordshire's most desirable village locations. With Dorchester Abbey, the village centre, school and beautiful countryside all close at hand, this is a property that combines space, privacy, village life and future potential in a particularly appealing setting.

Situation

Tucked away along Manor Farm Road, immediately behind the historic and much-loved Dorchester Abbey, this property occupies a particularly appealing position within the sought-after village of Dorchester-on-Thames. The setting combines the character and heritage of one of South Oxfordshire's most desirable villages with an enviable sense of space and access to the surrounding countryside. From the property, beautiful walks lead directly towards The Hurst and beyond, providing an exceptional opportunity to enjoy the riverside landscape, open countryside and extensive footpaths on the doorstep. Dorchester-on-Thames is a thriving and well-established village, renowned for its historic character, strong community and attractive rural setting. At its centre is Dorchester Abbey, a remarkable building and an important part of village life, hosting a varied programme of musical, theatrical and cultural events throughout the year. The village offers a good range of everyday amenities, including an excellent primary school, hotels, a traditional public house, village shop, hairdressers, dentist and a selection of independent businesses.





Recreational facilities include the village recreation ground, tennis courts, cricket pitch and children's playground. The surrounding area also offers a wealth of opportunities to enjoy the countryside and local produce. Bishop's Court Farm, together with its farm shop and café, has become a popular addition to village life, offering seasonal events and the opportunity to experience the rural character of the area. For those commuting or travelling further afield, the village benefits from regular bus services along the A4074, providing connections towards Oxford, Abingdon, Wallingford and Reading. For purchasers considering the property's future potential, the combination of its discreet position, proximity to Dorchester Abbey, immediate access to countryside and footpaths, and its location within this highly regarded village makes this a particularly interesting opportunity. The property offers the chance to create something especially suited to its surroundings, subject of course to the necessary planning consents. Dorchester-on-Thames provides a rare combination of historic character, community, countryside and accessibility, making it an increasingly desirable location for those seeking a village lifestyle within easy reach of Oxford and the wider Thames Valley.

Viewing Arrangements

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

EPC

EPC rating

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.



