

WE VALUE



YOUR HOME



Rotten Row, Dorchester-on-Thames  
£825,000



Welcome to Pilgrims, a chain-free, beautifully refurbished Grade II listed detached family home, set in the very heart of this sought-after village and rich in period character throughout.

The property has undergone a comprehensive programme of improvement, including updated plumbing and electrics, specialist timber restoration to the façade, a superb bespoke new kitchen with high-end appliances, new oak engineered flooring, new carpets, and a new family bathroom and cloakroom. The home has also been freshly redecorated externally, with newly clad dormers, ensuring it is presented to a high standard both inside and out.

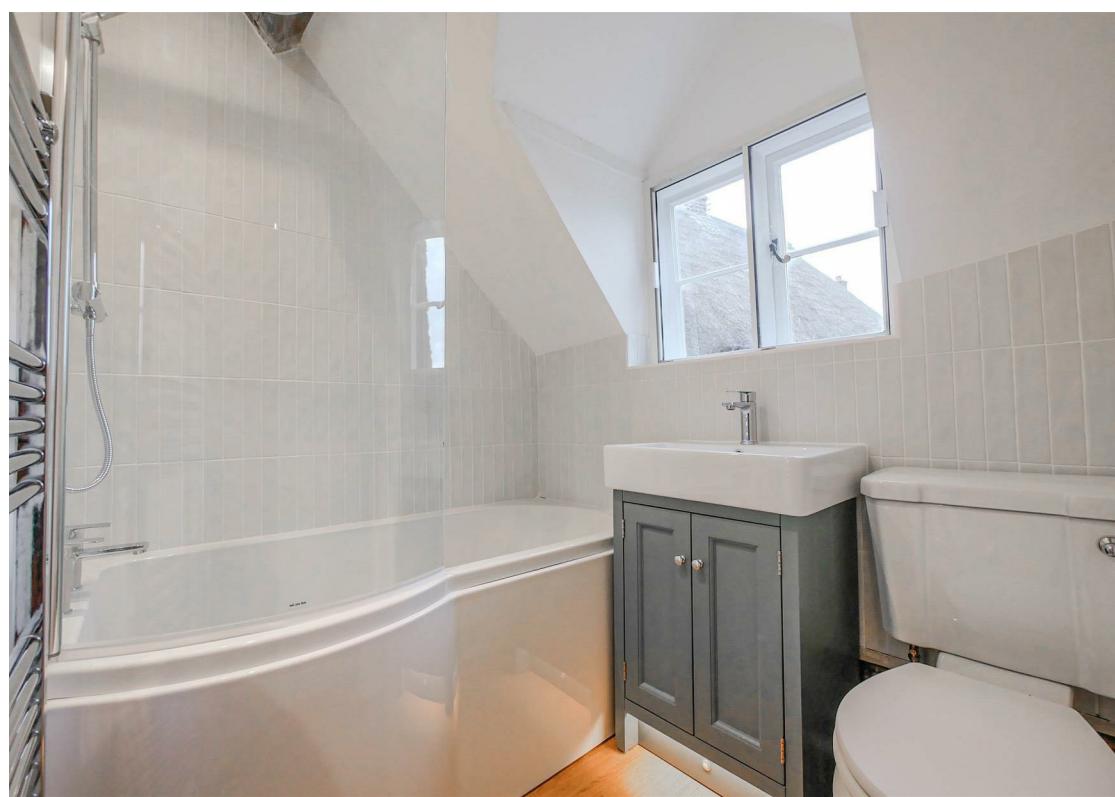
The generous accommodation includes a lounge, family room and dining room, showcasing two impressive inglenook fireplaces, exposed beams and a wonderful sense of warmth and authenticity, along with a separate study, kitchen and cloakroom. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the elevated south-facing rear garden offers excellent potential for further landscaping and relaxed outdoor enjoyment. The property also benefits from off-street parking and a double garage.

Set within a village celebrated for its historic charm, the road itself featured as a filming location. The village is also home to the renowned Abbey, a striking landmark that adds to the area's rich heritage and enduring appeal.

If you love period homes but want the reassurance and comfort of a property that has been thoughtfully modernised, Pilgrims could be an exceptional home in a truly special village setting.

\*Some images have been virtually staged with furniture to show potential layout options.





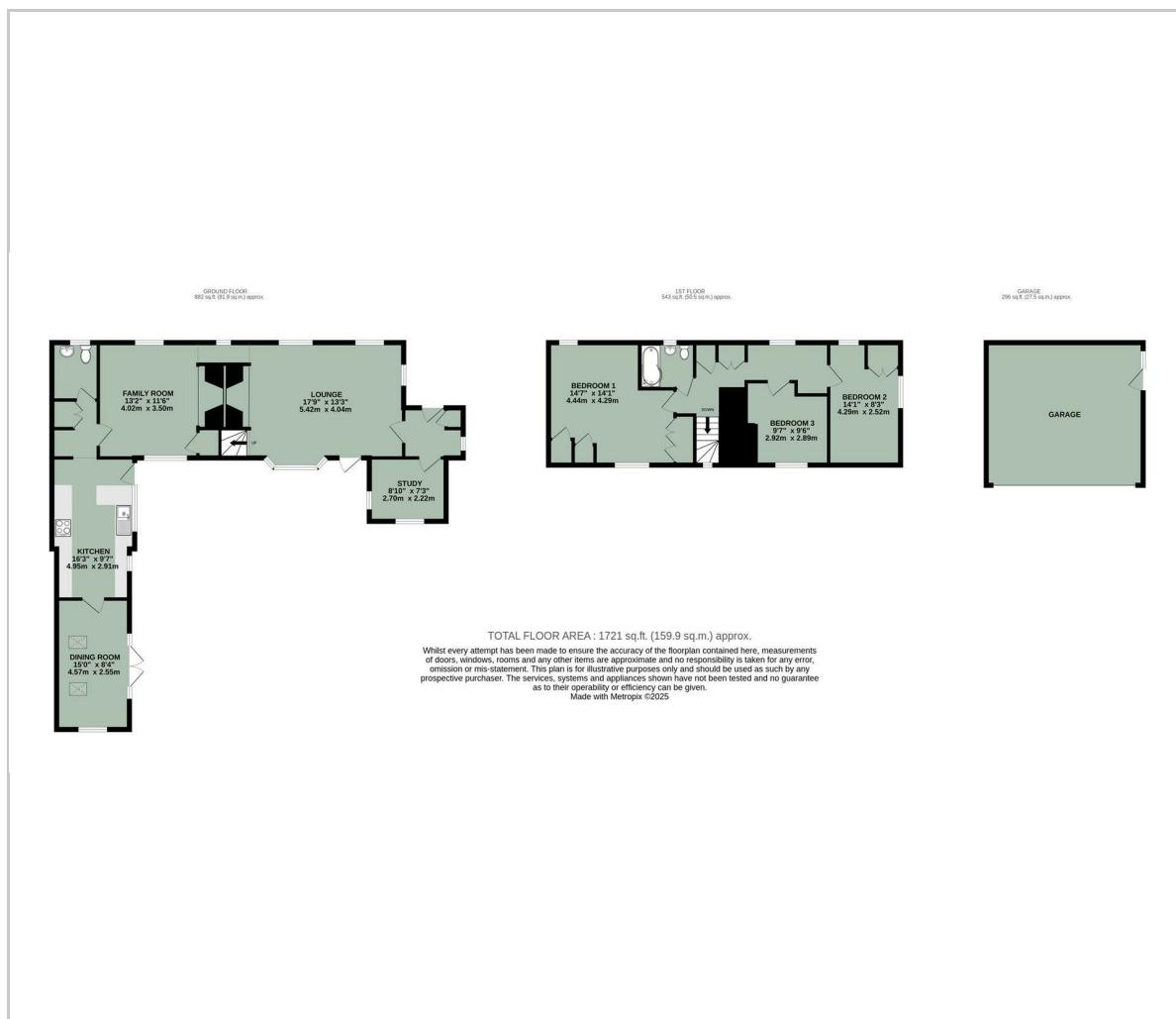
- NEWLY REFURBISHED THROUGHOUT
- OFFERED WITH NO ONWARD CHAIN
- DETACHED GRADE II LISTED PROPERTY
- DESIRABLE LOCATION WITHIN DORCHESTER-ON-THAMES
- PERIOD FEATURES & TWO INGLENOOK FIREPLACES
- SOUTH FACING REAR GARDEN
- DOUBLE GARAGE & OFF-STREET PARKING
- NEW OAK ENGINEERED FLOORING & CARPETS

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         | 86        |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C | 78      |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |
| England & Wales                             |   |         |           |

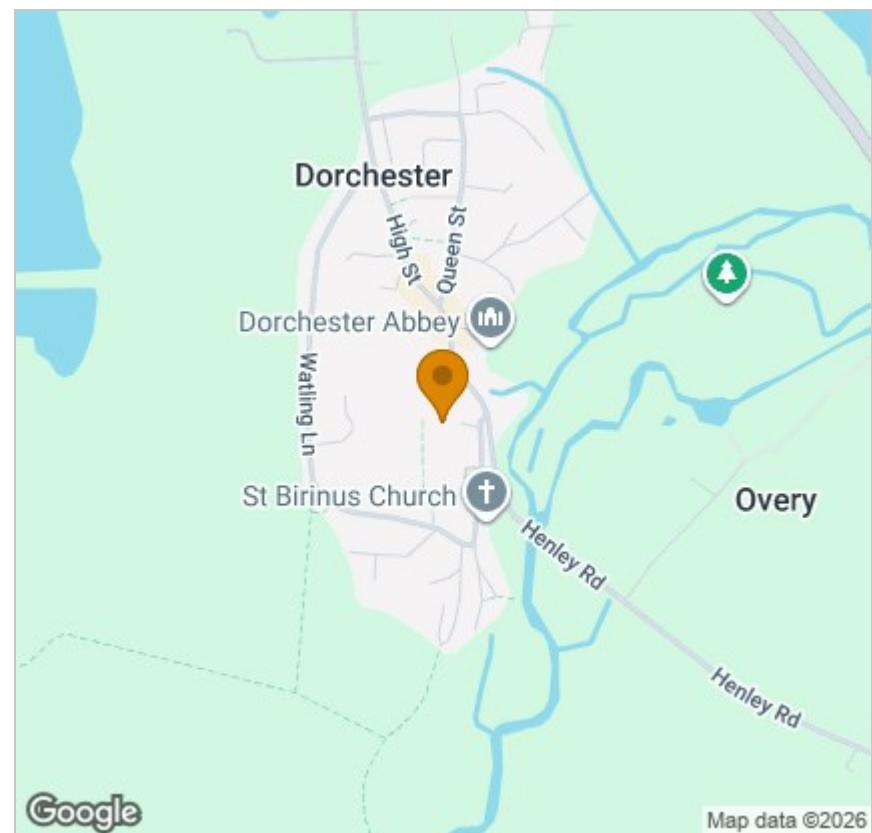
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92 plus)   | A |         |           |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         |           |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| England & Wales   |   |         |           |

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

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