



Watling Lane, Dorchester-on-Thames, OX10

- Guide Price £1,295,000

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

This beautifully designed detached four bedroom residence occupies an enviable position, enjoying exceptional and far reaching views across the unspoilt South Oxfordshire countryside towards the iconic Wittenham Clumps. Offering an impressive combination of privacy, space and panoramic rural views, this is a rare and particularly special opportunity within a sought after village setting. The thoughtfully arranged accommodation provides an excellent balance of versatility and contemporary living. The ground floor comprises a welcoming entrance hall, cloakroom, elegant sitting room and a superb open-plan kitchen, sitting and dining room, creating an impressive and sociable heart to the home. There is also a separate utility room, together with a versatile fourth bedroom/home office, which benefits from air conditioning, and a well-appointed bathroom. The first floor continues to impress, offering two generous double bedrooms and a family bathroom, alongside a spectacular air-conditioned principal bedroom suite. This exceptional space incorporates a luxurious en-suite bathroom and a walk-in dressing room, creating a private and indulgent retreat with which to enjoy the surrounding views. The quality of finish and attention to detail are evident throughout the property, while the flexible accommodation offers considerable scope to adapt to a variety of lifestyle requirements. The ground floor fourth bedroom is ideally suited to a home office, guest accommodation or independent space for an elderly relative, providing the versatility increasingly sought after in modern family living. Externally, the property is approached via a gated driveway, providing ample parking and a sense of privacy on arrival. The attractive lawned garden leads to a raised patio terrace, ideal for outdoor entertaining and enjoying the spectacular countryside backdrop. Low-level fencing allows the uninterrupted rural vista to remain a defining feature of the garden and reinforces the exceptional sense of space and openness. Combining outstanding views, privacy, versatile accommodation and a high standard of presentation, this impressive home represents a rare opportunity to acquire a property of genuine quality in Dorchester-on-Thames.

Situation

Situated in the highly sought after village of Dorchester-on-Thames, in the heart of South Oxfordshire, this charming village offers an exceptional sense of community and a wonderful quality of life. Dorchester-on-Thames has a vibrant calendar of events throughout the year, creating a welcoming atmosphere for residents. At the heart of the village is the historic Dorchester Abbey, a much loved and lively venue that hosts an impressive programme of musical performances, theatrical productions and cultural events, attracting visitors from across the region and beyond. The village is well served by a range of local amenities, including an excellent primary school, two hotels, a traditional public house, soon to be opened village shop, hairdressers, dentist and a number of independent businesses. A particular highlight is Bishop's Court Farm, a delightful addition to village life, where visitors can enjoy meeting the resident lambs and alpacas, as well as discovering locally produced honey from the farm's own bees. The recently opened farm shop and café provide a lovely place to relax and enjoy the surrounding countryside, while a wide range of seasonal events offers something for all ages throughout the year.





For commuters and those wishing to explore the surrounding area, the village benefits from regular bus services along the A4074, providing convenient links to Oxford, Abingdon, Wallingford and Reading, with additional weekday services connecting the village directly with Wallingford. With its strong community spirit, beautiful surroundings, historic character and excellent local amenities, Dorchester-on-Thames is a particularly appealing place to call home.

Viewing Arrangements

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

EPC

EPC rating D

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 'F' amounting to £3724.60 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.



