



Page Furlong, Dorchester-on-Thames, OX10

Guide Price £750,000

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This three/four bedroom, detached property has been extended and renovated by the current owners to a very high standard throughout. The property offers single storey living, flexible accommodation and has been designed to create a wonderful family home. The accommodation comprises; entrance hall, sitting room, dining room with bi-folding doors opening on to the west facing garden, kitchen/breakfast room and separate utility room. There are three double bedrooms. The main bedroom offers an ensuite bathroom and dressing area, guest bedroom with ensuite shower room and a further bedroom and family bathroom. There is a garage with internal access and electric door and ample off street parking. To the rear is an established and beautifully planted large, west facing private garden. The summerhouse/office is fully insulated and has cat 5 wiring as well as electricity. The property benefits from highly effective photovoltaic and solar thermal panels and from the property it is less than a 5 minute walk to the bus stop for easy access to Oxford, Reading or Wallingford.

Situation

Located within the highly sought after village of Dorchester-on-Thames, a village situated in South Oxfordshire. Dorchester offers a wonderful sense of community with a plethora of events arranged throughout the year. Dorchester Abbey is a busy and vibrant location hosting an extensive programme of musical and theatrical concerts, which people travel far and wide to attend. The village benefits from a wonderful primary school, two hotels, one public house, The Coop, a hairdressers. Bishop's Court Farm is also a wonderful addition to the village, home to some lambs, alpaca's and bees producing delicious local honey. They have also opened a small farm shop and cafe and there too, you will find a number of events hosted throughout the year including something for all the family.

It is popular for secondary schooling to attend the wide range of schools offered within Abingdon and Oxford with school buses running through the village and the A407 offering regular public transport links to Oxford, Abingdon, Wallingford and Reading.





Viewing Arrangements

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

Services

All mains services are connected.

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 F amounting to £3366.28 for the year 2024/25.



Local Authority

South Oxfordshire District Council

Abbey House. Abbey Close

Abingdon. OX14 3JE

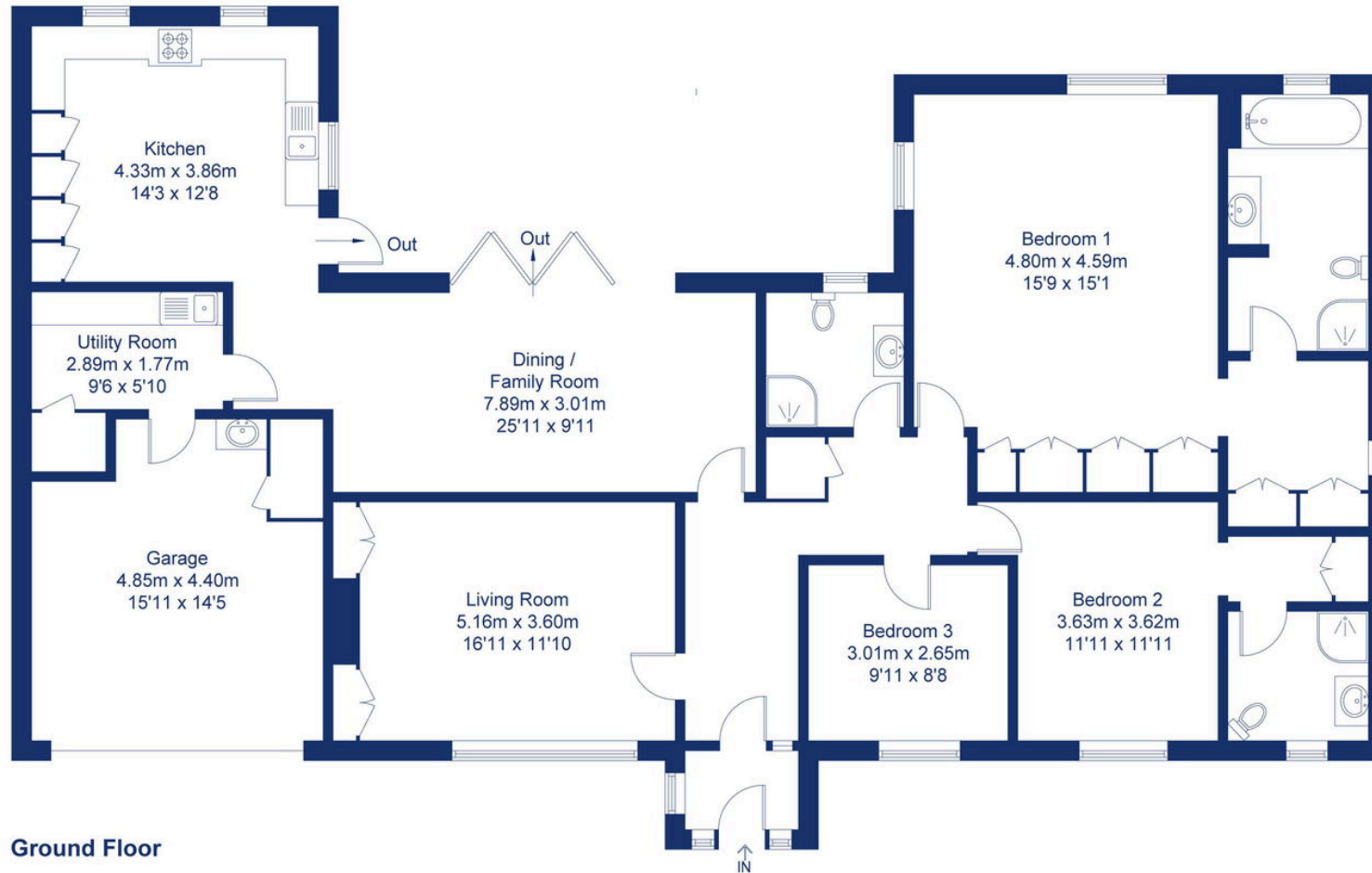
enquiries@southoxon.gov.uk

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

Floor plan produced in accordance with RICS Property Measurement Standards.
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 01865 745555

 Prama House, 267 Banbury Road, Summertown, Oxford, OX2 7HT

 sales@fortnumsestates.co.uk

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