



Queen Street, Dorchester on Thames OX10 7HR





## Queen Street, Dorchester on Thames

A beautiful Grade II listed thatched cottage, believed to date from the 17<sup>th</sup> Century, situated in a quiet road in the heart of this keenly sought after Thameside village.

The charming accommodation, featuring exposed beams and wall timbers, comprises 3 bedrooms and 3 bathrooms, a double aspect sitting room opening to a snug, dining hall and study: it also has a superb 22' kitchen-breakfast room with vaulted ceiling.

There is a large garage with gravel driveway and a 2<sup>nd</sup> garage with a gated drive: to the rear is a delightful, secluded established garden with a large, paved terrace.

There are amenities in the village within a short walk and the nearby A4074 provides access to both Reading and Oxford.



## Tenure - Freehold

Front door:

Dining Hall: It has a front and side aspect with feature fireplace and cupboard, tiled floor and radiator.

Sitting Room: A charming room with a central fireplace with stone hearth, brick inset with cast iron grate (with electric fire for convenience): display shelves and cupboard to the side of the chimneybreast. The room has a double aspect with a painted beamed ceiling and door to the secondary staircase. Open way to:

Snug: Front aspect, radiator, cupboard.

Rear Lobby: Door to side, tiled floor.

Study: Window to the rear, velux window, radiator, cupboard housing the gas boiler and water softener.

Shower: Fitted with a white 3-piece suite, including tiled shower cubicle, tiled floor, radiator and window.







**Kitchen/Breakfast Room:** A dramatic room with a vaulted 11'3 ceiling, wall timbers, double aspect with view of the garden and door to the terrace. Range of cupboards with granite/wood worktops and a Belfast sink. Double oven Aga (gas), 2 ring induction hob, electric oven/microwave, fridge-freezer and dishwasher. Wood style floor, spotlights, shelved cupboard, under-stair recess.

**Stairs to Landing:** Eaves cupboards, radiator.

**Bedroom 1:** A double aspect room with a vaulted ceiling, exposed timbers and beams, radiator, large wardrobe.

**Bathroom:** White 3-piece suite including a slipper bath, wood style floor, cupboard, radiator, window, wall timbers.

**Bedroom 2:** Rear aspect, exposed wall timbers, low door to bathroom 2.

**Second Landing:** Stairs down to sitting room.

**Bedroom 3:** Window to front, radiator, beamed ceiling and wall timbers.

**Bathroom 2:** White 3-piece suite with shower and screen over bath, tiled floor, wall timbers, cupboard, radiator, internal window.

**Outside**

To the Front: There is a picket fence in front of the house, a gravel drive with a side wall, gate to garden. A gated drive on the other side of the cottage leads to the 2<sup>nd</sup> garage.

**Garage 1:** 17'2 x 17'5 With an electric up/over door, with side door to rear.

Large, paved terrace between house and garage with shrub borders and a trellis screen with archway to the lawn and steps down to another terrace adjacent to the cottage.

**Rear Garden:** Featuring a central lawn with beautifully established shrub and tree borders including contorted willow, silver birch, sorbus, hazel, plum and apples trees.

The second drive leads via twin gates to:

**Garage 2:** 14'3 x 8'4 Up/over door, power, stainless steel sink and utility appliance spaces.

Garden shed and greenhouse.



#### Directions

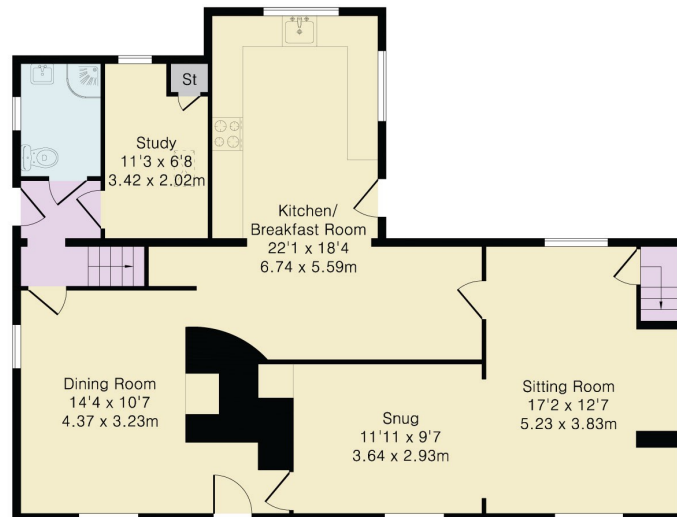
Turn right from our offices into St Martins Street, through the traffic lights by Waitrose into Castle Street. After 2 miles proceed across Shillingford Bridge and at the roundabout, turn left onto the A4074. After 0.7 mile turn left to Dorchester. Follow the road across the bridge and past the Abbey, turn right into Queen Street, the property is on the left.

#### Approximate Gross Internal Area 2137 sq ft - 199 sq m

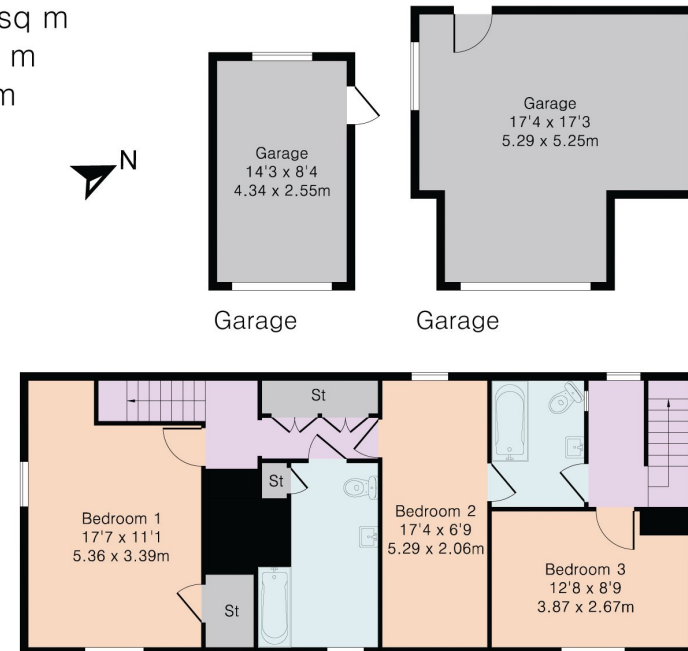
Ground Floor Area 1031 sq ft – 96 sq m

First Floor Area 729 sq ft – 68 sq m

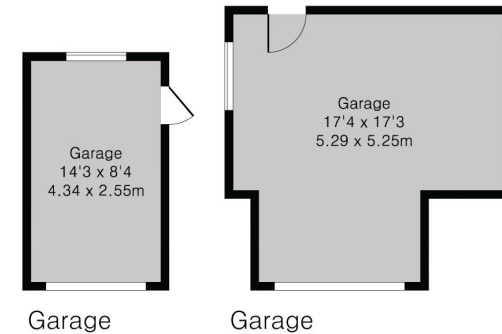
Garage Area 377 sq ft – 35 sq m



Ground Floor



First Floor



Garage

Garage

**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

