





9 Page Furlong, Dorchester

A spacious, extended single storey residence situated at the end of a small cul-de-sac on this small development of just 22 properties which is sited opposite a lake and recreation ground in this beautiful South Oxfordshire village.

The well planned accommodation has 3 double bedrooms and 2 bathrooms whilst the living area includes 2 inter-linked reception areas and large L-shaped, open plan 19'7 x 19' double aspect kitchen-breakfast-family room.

Outside there is driveway parking, front garden and detached garage: to the rear a large, secluded well established garden with lawn, beech hedge and patio.



Tenure - Freehold

The property is double glazed with gas central heating to radiators. Accommodation

Enclosed porch leading to:

Entrance Hall: Wood block floor, two storage cupboards, airing cupboard (boiler) and loft access, two radiators.

Living Room: 15'1 x 13'3 Large bay window, wood block floor, two radiators. French doors to: Dining Room: 9'5 x 10'5 Wood block floor, radiator. Open to:

Kitchen/Breakfast/Family Room: (L-shaped)

Kitchen: 17'2 x 8'10 Flooded with light by a Velux window, range of light wood storage units and worktops, stainless steel sink. Space for range style cooker with extractor hood above, and further appliance spaces, larder cupboard, downlighters, radiator. Open to:





Breakfast/Family area: 21'1 x 8'1 Sliding patio doors, window to the garden and door to rear, stainless steel sink and appliance space with storage cupboard, two radiators, tiled floor.

Outside
To the Front: It is laid to lawn with established hedges, planted borders, mature trees and shrubs. There is a path to the front door and garage side door.

Bedroom 1: 12'5 x 10'11 Wide picture window to the front, wood floor, radiator.

Bedroom 2: 12'4 x 10'5 Rear aspect, wood floor, radiator.

Bedroom 3: 11'8 x 7'8 Front aspect, wood floor, radiator.

Bathroom: Window to rear, white three-piece suite, tiling, radiator, illuminated mirror.

Shower Room: Window to rear, white three-piece suite, tiling, chrome radiator.

Detached Garage: Up/over door, side door.

Rear Garden: A delightful feature the garden enjoys an excellent degree of privacy with a large central lawn and a paved terrace behind the property. There is feature box hedging, a mature beech hedge and it is enclosed by timber fencing with gated access to the front. There is a wooden playhouse, greenhouse and recessed trampoline.



Directions

Turn right from our offices in St Martins Street and continue straight on at the traffic lights into Castle Street. After 2 miles proceed across Shillingford Bridge and continue to the roundabout, turn left onto the A4074, after 0.7 mile turn left to Dorchester. Continue over the bridge into the high street, follow this for 0.4 of a mile and turn right into Drayton Road, the next right is Page Furlong, at the end turn left, the property is at the end on the left,.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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.

