



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Rivermead, 12 Oxford Road, Dorchester-on-Thames, OX10 7LX



DORCHESTER-ON-THAMES

Dorchester is a highly desirable, historic village on the banks of the river Thames, surrounded by simply wonderful walks and beautiful countryside.

The town itself has many useful, every day amenities alongside the famous, 12th century Abbey which still forms an important part of its unique character.

Just 8 miles from Oxford city centre and 3 miles from the larger market town of Wallingford, Dorchester-on-Thames is a fabulous location with practical local connections as well as a thriving independent spirit.

Bedrooms 3 | Bathrooms 2 | Receptions 3 | EPC C
Mains gas and mains drainage.
South Oxfordshire District Council. Council Tax Band E.



RIVERMEAD

Rivermead is an attractive and immaculately presented home, which has been much improved by the current owners and offers flexible living accommodation on a quiet no through road, within walking distance of the village's many amenities.

The house features an entrance porch, leading through to a well-proportioned, light and airy dual aspect sitting room with wood flooring, feature fireplace and bespoke fitted cabinets. To the rear of the property, overlooking the garden, is a sizeable shaker style kitchen with ample storage space, breakfast bar, skylight and access to the garden through the stable door. Adjoining the kitchen is a separate dining room/2nd reception room perfect for family meals and entertaining guests with bi-fold doors opening onto the paved terrace. The ground floor also has the additional bonus of a separate study with bespoke fitted shelving, or potential ground floor bedroom and a guest cloakroom/bathroom with jacuzzi bath and shower overhead.

Upstairs, the versatile accommodation continues and includes a generous dual aspect principal bedroom, light spills in, a smaller 2nd bedroom or potential dressing room, bathroom with bath and separate shower and a cosy snug with windows overlooking the garden, which could equally be converted into an additional bedroom.

And then there's the outside space...delightful established gardens to both the front and rear, a generous driveway providing off-street parking and a large garage/workshop with power and lighting. The outside space also includes a paved limestone patio area ideal for al fresco dining, gated side access and a summerhouse with power/lighting and insulation.



Rivermead, 12, Oxford Road, Dorchester-on-Thames, Wallingford, Oxfordshire

Approximate Gross Internal Area

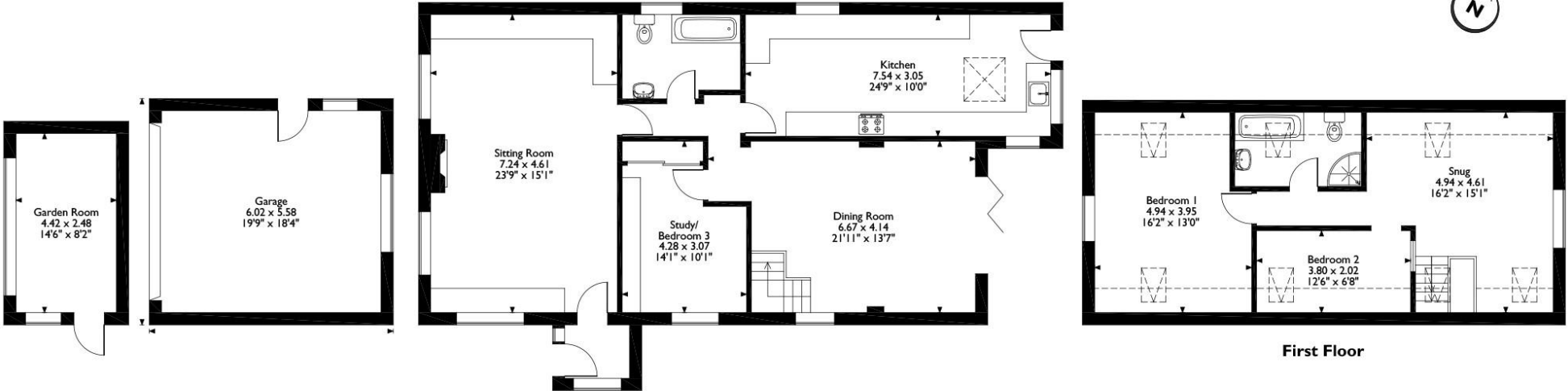
Main House = 150 Sq M/1615 Sq Ft

Garage = 27 Sq M/291 Sq Ft

Outbuilding = 11 Sq M/118 Sq Ft

Total = 188 Sq M/2024 Sq Ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales		EU Directive 2002/91/EC



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

