



32 High Street
Dorchester-On-Thames, Oxfordshire
OX10 7HN



JAMESGESNER
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GUIDE PRICE £425,000 FREEHOLD



Situated within the heart of this sought after South Oxfordshire village is this detached property in need of modernisation. Offered for sale with a good sized plot, ample parking and a larger than average garage, this property is an ideal project for someone.

Accommodation comprises; entrance lobby, entrance hall, kitchen/breakfast room, lounge/dining room, four bedrooms and two bathrooms. Gas central heating and double glazing.

The riverside village of Dorchester-on-Thames has Roman origins and there is an Iron Age fort in the surrounding hills. The magnificent Abbey dates back to 635AD and is surrounded by water meadows and the rivers of Thame and the Thames, the village has featured in a number of TV series and films including Midsomer Murders.



There is a local shop, fine pubs and hotels with restaurants, with the town of Wallingford, just 4 miles distant, providing more extensive facilities including a large Waitrose store. Dorchester is also served by a number of rail links: Didcot Parkway - 8 miles, Culham - 4 miles, and Oxford - 10 miles accessing London, Paddington in 44 minutes.

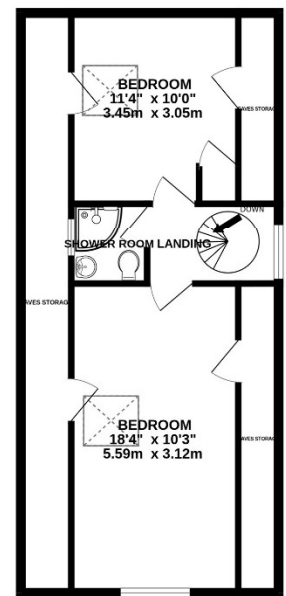
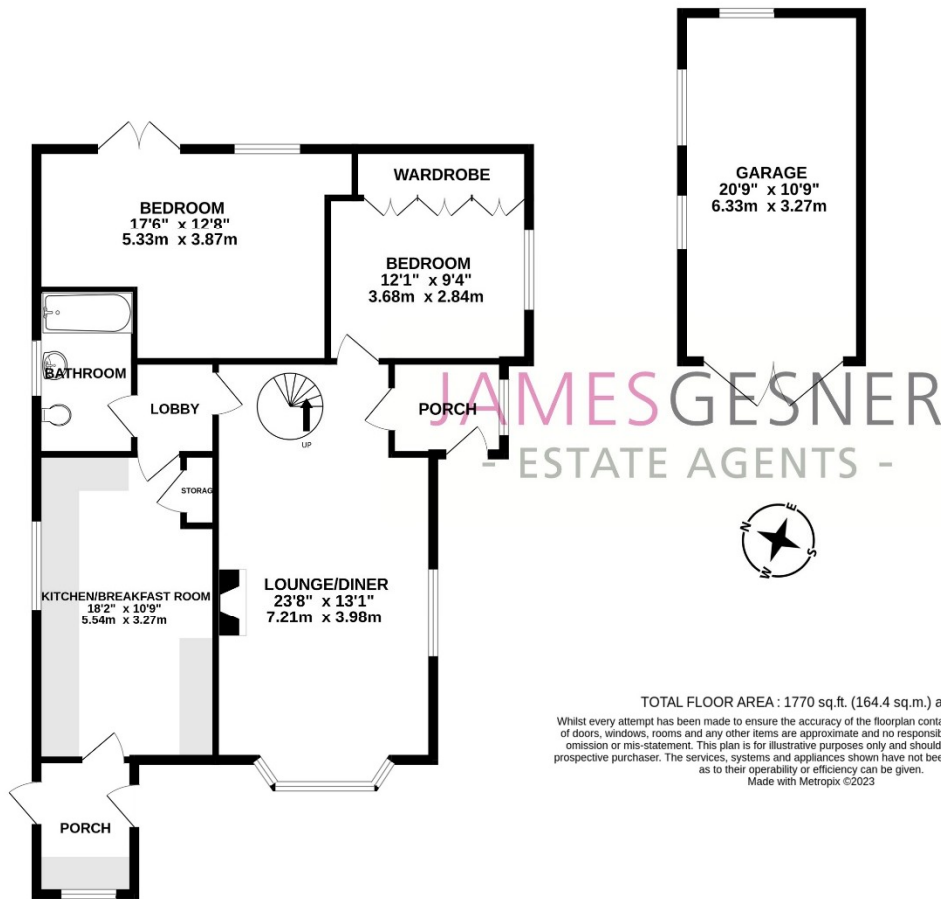


There are a good selection of state and private schools accessible including St Edwards and The Dragon at Oxford and Abingdon and Radley Schools, while The European School is within close proximity at Culham, and Dorchester itself has a village primary school. Also accessible is The Oratory School and Moulsoford and Cranford House preps. There are miles of walking in the surrounding countryside and along the Thames Path and, of course, boating on the river Thames and on the Dorchester Sailing Club.



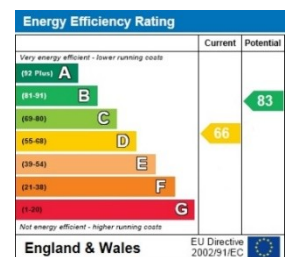
GROUND FLOOR
1237 sq.ft. (114.9 sq.m.) approx.

1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1770 sq.ft. (164.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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