



Overy Dorchester-on-Thames OX10

£2,500 Per Month - Available 05/02/2018



A must-be seen riverside barn conversion with off-street parking and private garden with direct river access.

Barn Conversion | 2 bedrooms | en-suite bathroom | private garden.

Description

A must-be seen riverside barn conversion, with off street parking and private garden offering direct river access. Set within a secluded and exclusive hamlet the property is approached via electric gates onto a gravelled driveway, with a central flower bed and water feature providing an 'in and out driveway', ample parking and access to the garage. The entrance/hallway has a vaulted ceiling, good storage and doors off to the dining room with patio doors onto the garden, the well appointed kitchen and a convenient cloakroom with good storage. Double doors lead into a bright, airy sitting room with a fireplace/wood burning stove, exposed floor boards, a vaulted ceiling and double patio doors out to the driveway/courtyard. Leading from the sitting room into a hallway are the two double

bedrooms, both have original exposed floor boards and vaulted ceilings with exposed beams, bedroom one has an en-suite bathroom whilst bedroom two an en-suite shower room. The rear garden is laid to lawn and extends to over 121' x 98' wide. The position of the garden is west facing and therefore affords evening sunshine and the peace and tranquillity of the river passing by under the willow trees.

Situation

Overy is a pretty hamlet lying just to the south-east of Dorchester-on-Thames. Situated on a no through lane, it comprises just a few period houses and conversions.

Furnishing

Part-furnished



99823 (9)c



91809(15)

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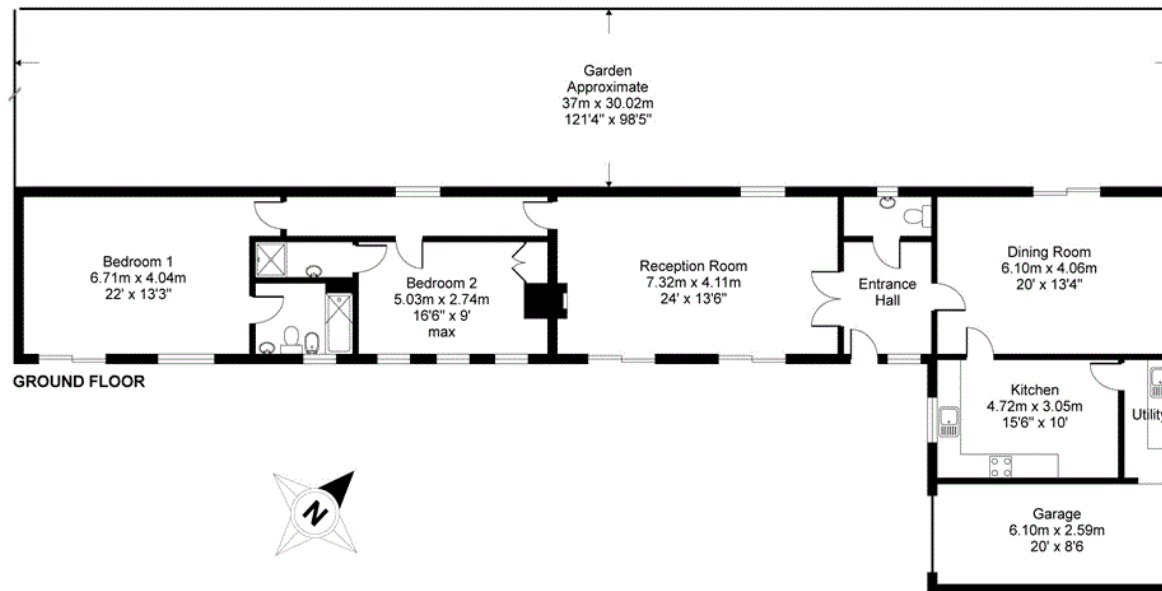
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Floorplan



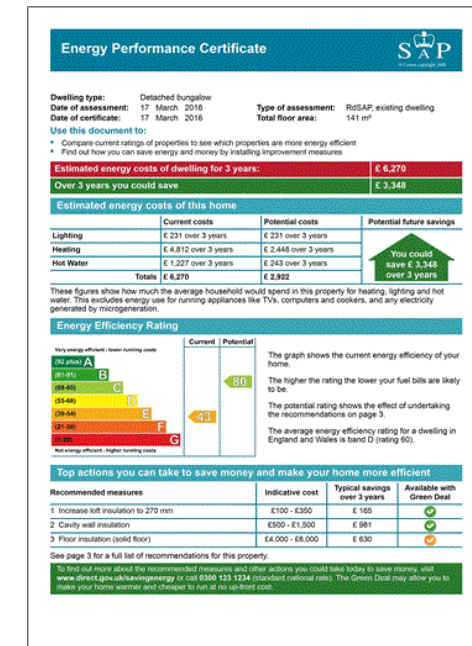
Overy, Dorchester-on-Thames, OX10

APPROX. GROSS INTERNAL FLOOR AREA 1698 SQ FT 157.7 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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