



## **5 Herringcote, Dorchester-on-Thames, Wallingford, OX10 7RD**

A spacious three bedroom end terrace cottage with adjacent garage, overlooking beautiful courtyard gardens and within walking distance of local shops.

# 5 Herringcote

**GUIDE PRICE**  
**£390,000** (Leasehold)

**Entrance hall • downstairs shower/cloakroom • sitting room • dining room • conservatory • kitchen • two double bedrooms • third bedroom/study • bathroom with shower • garage**

## The Property

5 Herringcote is an end-of-terrace cottage overlooking the courtyard gardens. The property has well designed, spacious accommodation. On the ground floor is an entrance hall with doors to the shower/cloakroom and the sitting room, which has a feature fireplace and views out to the Dovecot. There are double doors from the sitting room to the dining room and French doors lead from the dining room into the conservatory. The re-fitted kitchen leads off the sitting room and has a range of modern floor and wall units with a built-in oven and hob and space/plumbing for a dishwasher, as well as sufficient space for a table and chairs. A part-glazed door leads out to the rear garden.

On the first floor there are two double bedrooms, each with fitted wardrobes, a third bedroom/study and a large family bathroom. A partially boarded loft, accessed via a folding ladder, provides useful additional storage.

A single garage, with an electric door, is located adjacent to the property.

## Directions to Herringcote

Leave the A4074 Oxford to Henley-on-Thames road and proceed into Dorchester-on-Thames.

If coming from the north, turn right into the High Street and take the first left into Martin's Lane. Where the road turns sharply to the right go straight on into narrower road, Herringcote is on your left.

From the south, proceed over the long bridge onto the High Street, turn right into Queen Street. Where road turns sharply to the left turn right into Martin's Lane, Herringcote is on the left.

**999 year lease from (1984) no ground rent and 55+ age covenant.**

**For viewings please call the Estate Manager 01865 341704**



Sitting Room



Dining Room



Kitchen



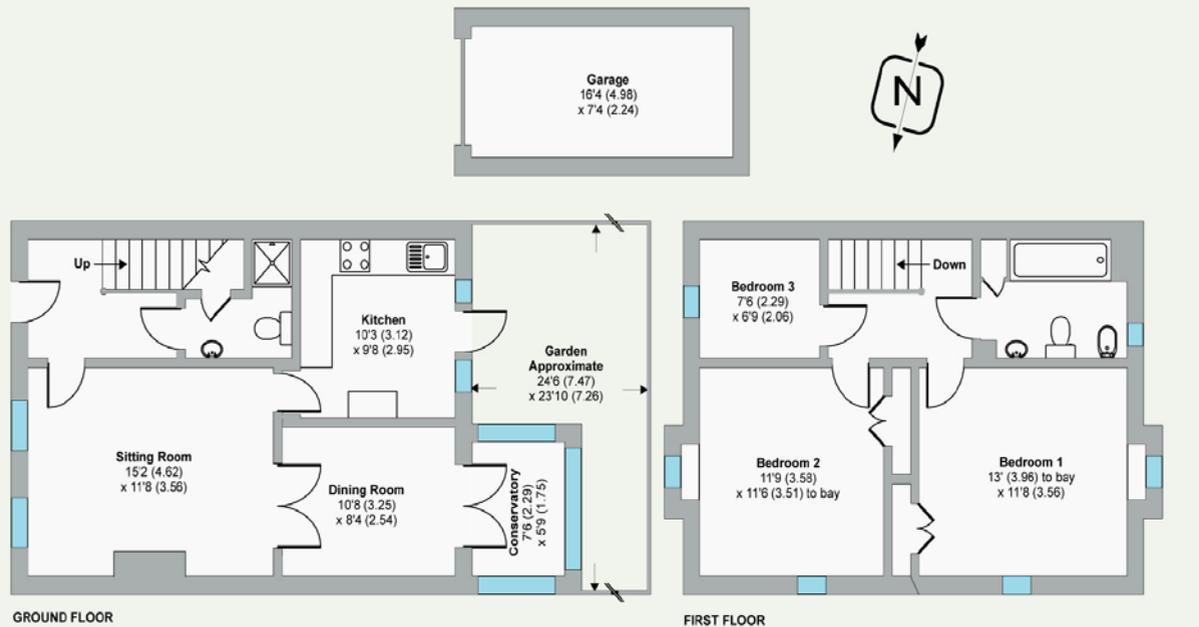
Bedroom 1



Bedroom 2



Bathroom



View from the Sitting Room

Approximate gross internals: 98.6m<sup>2</sup> / 1062ft<sup>2</sup> Condition Code: D

Energy Performance Rating: D (56) Council tax banding: E

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

# Herringcote

Herringcote is smart, stylish and characterful, somewhat like Dorchester itself. A traditional brick dovecote marks the entrance to the estate, which is built around a pretty courtyard garden dotted with trees and marked with herbaceous borders. The cottages have conservatories and two bedrooms, like the apartments, and all have a garage. A short walk takes you to the village shops.

Set at the confluence of the Thames and the Thame, Dorchester is famous for its Abbey, built by the Normans on the site of a Saxon cathedral, which is the focus for many cultural events. The high street remains virtually unspoilt and, due to its historic charm, has been the location for several films and TV series such as Poirot and Midsomer Murders. The village has a small supermarket, delightful tea rooms and three inns, each with its own distinct character. The Thames flows nearby and there are lovely walks along the Thames Path, and the National Trust properties of Nuffield Place and the Priory Cottages are within easy distance.

Cognatum Estates Limited provides the services and amenities shown below, together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

## Services and amenities at a glance



19 PROPERTIES  
BUILT 1987



ESTATE  
MANAGER



GARDENER



The Dovecot



Dorchester Abbey



Lily's Tearoom



The George Hotel

**Cognatum Property Limited, Pipe House,  
Lupton Road, Wallingford, Oxfordshire OX10 9BS**

T: 01491 821170  
E: [property@cognatum.co.uk](mailto:property@cognatum.co.uk)  
[www.cognatum.co.uk](http://www.cognatum.co.uk)

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