



Watling Lane, Dorchester-on-Thames, OX10

Guide Price £795,000

**FORTNUMS**  
ESTATES

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## Watling Lane, Dorchester-on-Thames, OX10

An exceptional three-bedroom cottage that has been thoughtfully renovated and extended to create a truly stunning family home. The careful design and beautifully executed interiors combine modern comfort with timeless charm, resulting in a property full of character and homeliness. Tucked away off Watling Lane in the picturesque village of Dorchester-on-Thames, the cottage enjoys wonderful views over orchards to the rear and allotments to the front. The extensive use of glass throughout allows you to appreciate the ever-changing scenery year-round, while maintaining an excellent degree of privacy. The accommodation includes a stylish kitchen/breakfast room, utility room, sitting room, study, and cloakroom on the ground floor, along with the original rear entrance hall offering additional storage. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the private garden provides a peaceful retreat, with the option for additional parking. A detached one-bedroom annexe offers versatile accommodation, featuring an ensuite shower room and mezzanine level – ideal for guests, a home office, or rental use. The property also benefits from an allotment agreement spanning three plots and parking to the front.

### Situation

Located within the highly sought after village of Dorchester-on-Thames, a village situated in South Oxfordshire. Dorchester offers a wonderful sense of community with a plethora of events arranged throughout the year. Dorchester Abbey is a busy and vibrant location hosting an extensive programme of musical and theatrical concerts, which people travel far and wide to attend. The village benefits from a wonderful primary school, two hotels, one public house, The Coop, a hairdressers. Bishop's Court Farm is also a wonderful addition to the village, home to some lambs, alpaca's and bees producing delicious local honey. They have also opened a small farm shop and cafe and there too, you will find a number of events hosted throughout the year including something for all the family. There are buses running for the village on the A4074 offering regular public transport links to Oxford, Abingdon, Wallingford and Reading and weekday buses from the village to Wallingford.





## Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnum's Estates.

## EPC

EPC rating D

## Tenure & Possession

The property is freehold and offered for sale with no onward chain.

## Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnum's Estates.

## Local Authority

South Oxfordshire District Council

Abbey House

Abbey Close

Abingdon, OX14 3JE



## Council Tax

Council Tax band 'E' amounting to £3006.02 for the year 2025/26

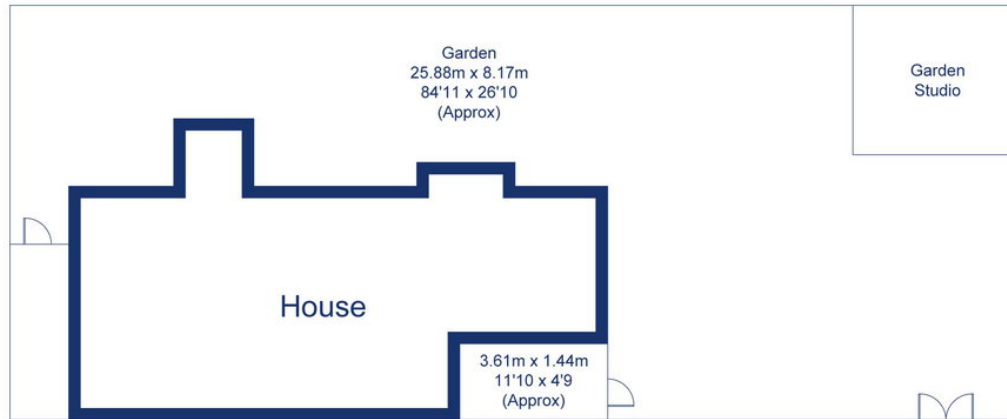
### Advisory notes

*Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.*





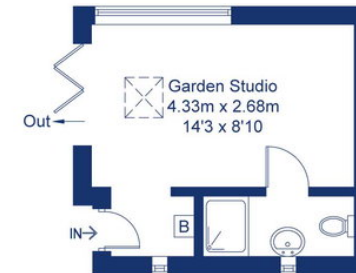
Approximate Gross Internal Area = 119.10 sq m / 1282 sq ft  
 Garden Studio = 16.20 sq m / 174 sq ft  
 Mezzanine = 8.0 sq m / 86 sq ft  
 Total = 143.30 sq m / 1542 sq ft  
 For identification only - Not to scale



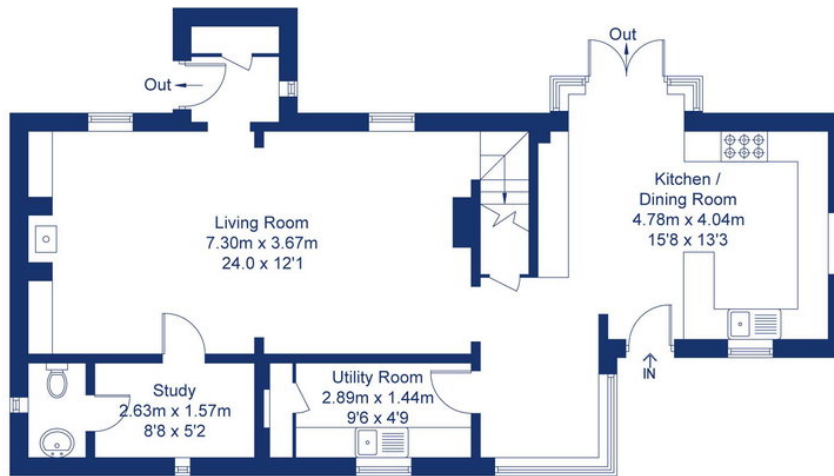
= Restricted Head Height



**Mezzanine**



**Garden Studio**



**Ground Floor**



**First Floor**

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Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied for the floorplan are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.