



34 High Street, Long Wittenham, OX14 4QJ

Offers In Excess Of £800,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming Grade II Listed detached period cottage offering stylish character accommodation in the heart of this pretty Thames side village offered to the market with no onward chain.

Cherry Tree Cottage has evolved over the years to blend character features, such as exposed timbers, boarded floors and open fireplaces with the convenience of modern living. The light and airy reception spaces interconnect to create an open plan element to the ground floor with French doors from the informal dining space opening to the south facing gardens. A contemporary kitchen, separate utility room and well-appointed shower room complete the ground floor. Upstairs there are three bedrooms and a large en-suite bathroom.

In addition, the property has the added attraction of a two-story annexe to the far end of the garden, the first floor of which is arranged as a guest room with en-suite and as a home office and store on the ground floor. The cottage unusually has vehicular access to the rear via Fieldside, a little used unmade lane. A further dimension to the property is a small orchard area and barn to the south side of Fieldside, which the current owners and the predecessors have rented from the Oxford College owners for a yearly rental charge of £450.00.





Key Features

- Charming detached period cottage
- Three reception rooms
- Kitchen
- Ground floor shower room
- Three first floor bedrooms
- En-suite to principal bedroom
- Private south-facing garden and small orchard area
- Two-story annexe of office, guest bedroom and shower room
- Vehicular access to the rear and gravelled courtyard parking to the front of the property
- No onward chain



The Location

Long Wittenham is a pretty and popular Thameside village situated between Abingdon and Didcot both approximately 3 miles away. Facilities within the village include a thriving pub (The Plough) and busy pub restaurant (The Vine). Other facilities include a village primary school and pretty church. There are some lovely walks through the village alongside the river or towards Little Wittenham and Wittenham Clumps. A wide choice of local shopping is available at the historic market towns of Abingdon and Wallingford or alternatively at Didcot with its recently enlarged shopping centre multiplex cinema and Didcot Parkway which offers fast access to London Paddington in 40 mins. The village offers good road links from either Didcot or Abingdon to the A34 and on to both the M4 and M40 motorways.

Some material information to note: Grade II Listed. Gas central heating. Mains water, mains electrics, mains drainage. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this area as a very low risk for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



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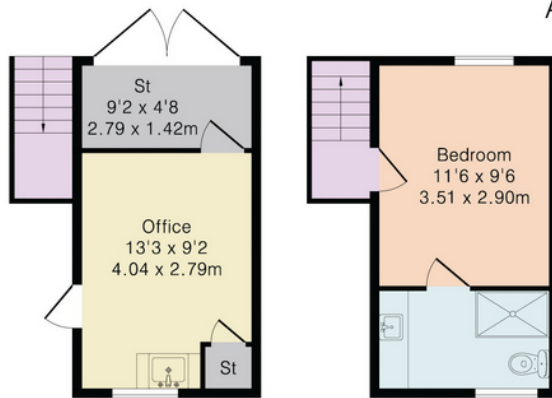
Approximate Gross Internal Area 1601 sq ft – 149 sq m

Ground Floor Area 700 sq ft – 65 sq m

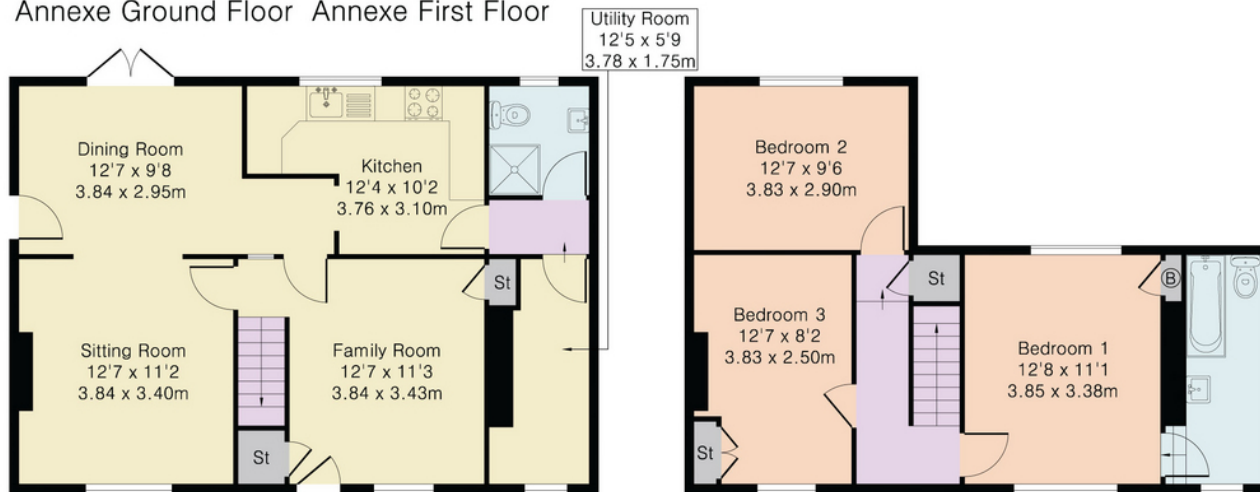
First Floor Area 515 sq ft – 48 sq m

Annexe Ground Floor Area 180 sq ft – 17 sq m

Annexe First Floor Area 206 sq ft – 19 sq m



Annexe Ground Floor Annexe First Floor



Ground Floor

First Floor



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