



High Street, Long Wittenham, OX14 4QJ
£985,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A distinctive detached period property listed grade II comprising a delightful barn conversion offering beautifully crafted split-level character accommodation together with an attached barn that for many years has been used as a carpentry and joinery workshop offering a further 3000 ft.² of accommodation which has been residentially consented under planning application P 25 S1413/FUL to provide five further bedrooms, together with a statement (living space over 30 m in length).

An additional detached outbuilding offers over 1000 ft.² of additional storage/garage space.

Carpenters Cottage has a central courtyard with the entire site extending to approximately one third of an acre. The property is approached from a gravel lane off the village High Street and adjoins the village church right in the heart of this pretty Thameside village.

This unique property offers a rare opportunity to provide a wonderful character home either as one large property or if desired something for dual generational occupation. Of course the option to continue to use Carpenters Cottage as a residential cottage with business premises on site remains.





Key Features

- Unique barn conversion.
- Planning and listed building consent to convert the workshop to further residential accommodation.
- Options for dual occupation.
- Central village location.
- Approaching one third acre plot.
- Gas central heating to the cottage.
- Double glazed windows to the cottage.
- Separate detached outbuilding.
- EPC Rating - D.
- Council Tax Band D.



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 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, electricity and drainage. The property is partly thatched, the ridge having been re thatched during 2025. The construction is principally of brick and timber. Some elements of the main building and associated outbuildings may contain some asbestos content. 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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The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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The image displays three architectural floor plans for a building complex, showing the layout of rooms, dimensions, and structural elements like stairs and doors.

Ground Floor (Main House): This plan shows a large central area with a Dining Room (17'0 x 12'11, 5.18 x 3.93m) and a Kitchen/Breakfast Room (16'4 x 11'11, 4.98 x 3.64m). To the left is Bedroom 1 (17'3 x 12'3, 5.30 x 3.73m). To the right is a bathroom and a small room. A Workshop (65'3 x 22'0, 19.88 x 6.71m) is located on the far left. A Boiler House (5'11 x 5'5, 1.51 x 1.64m) is situated below the Dining Room. Stairs are indicated throughout the plan.

First Floor (Main House): This plan shows Bedroom 2 (16'8 x 10'9, 5.08 x 3.28m) and a Sitting Room (17'1 x 11'11, 5.20 x 3.62m). A large Void Over Ground Floor is located between the bedroom and the sitting room. Stairs lead up to the second floor.

First Floor (Outbuilding): This plan shows a large Store (27'7 x 15'0, 8.40 x 4.58m) and a smaller Store (15'0 x 8'6, 4.58 x 2.60m). A large Void is located between the two stores. A Bathroom is also present. Stairs lead up to the second floor.

Ground Floor (Outbuilding): This plan shows a large Store (26'3 x 18'1, 7.99 x 5.51m) and a smaller Store (12'4 x 7'2, 3.70 x 2.19m). A Caravan (11'11 x 7'3, 3.62 x 2.20m) and an Office (8'4 x 5'1, 2.55 x 1.55m) are also shown. A large Barn (44'11 x 24'9, 13.70 x 7.55m) is located to the right of the main building. Stairs lead up to the first floor.