



Fieldside, Long Wittenham, OX14 4RG

£899,950 Freehold

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The Property

Located in a quiet lane on the edge of this pretty Thameside village is this three bedroom, three bathroom home offering approximately 2000sq ft of beautifully appointed accommodation with a good sized and well maintained garden.

Middle Haven has attractive brick and clad elevations and offers extensive driveway parking, large reception rooms and a very impressive master suite. The ground floor accommodation comprises a large entrance hall with galleried landing, utility room, shower room, large double bedroom, statement country kitchen-diner-family room with central island and a bright 19ft dual aspect lounge with wood-burning stove.

On the first floor a large landing gives access to an impressive guest bedroom with Juliette balcony and an exceptional 25ft master suite with vaulted ceiling, dressing room, and en-suite shower room.

To the front of the property a five bar gate gives access to generous driveway parking. Finally, to the rear there is a very good size predominantly lawned garden with large patio and an impressive studio/outbuilding.

For the garden, rooms sizes, and location of this particularly stylish home to be fully appreciated, it must be viewed.





Key Features

- Stylish three double bedroom detached home
- Situated in a quiet lane on the edge of this highly regarded Thames side village
- Three modern bathrooms
- Large manicured garden with studio/outbuilding
- Extensive driveway parking
- Exceptional master suite with dressing area and luxury shower room
- River and countryside walks close by
- Statement kitchen/diner/family room with central island overlooking the garden



The Location

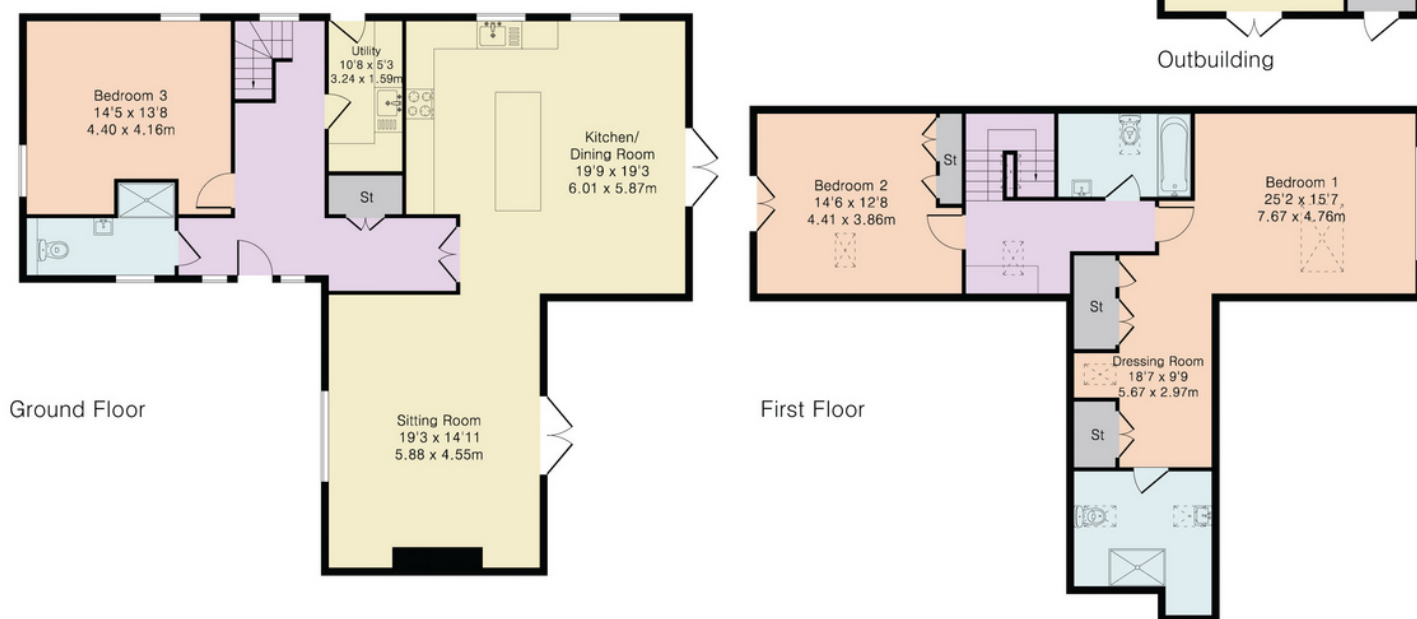
Some material information to note: Gas central heating. Mains water, mains electrics, mains drainage. The property has private driveway parking and is accessed via a byway open to all traffic. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. Whilst we do not think it would have a negative effect, we would advise potential purchasers of a development scheduled for construction just off the Didcot Road. Details of any covenants or easements are available on request from the estate agent.

Under Section 21 of The Estate Agents Act we are required to disclose that the Sellers are an employee of Thomas Merrifield.

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 the pretty St. Mary's church. There are some lovely walks through the village alongside the river or towards Little Wittenham and Wittenham Clumps. A wide choice of local shops and facilities are 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 station 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.



Approximate Gross Internal Area 2100 sq ft – 194 sq m
 Ground Floor Area 1157 sq ft – 107 sq m
 First Floor Area 800 sq ft – 74 sq m
 Outbuilding Area 143 sq ft – 13 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. 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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