



# BURDENS

IPSDEN ♦ OXFORDSHIRE

**W**arminham  
www.warminham.com

# BURDENS

IPSDEN ♦ OXFORDSHIRE

Henley-on-Thames - 6 miles ♦ Wallingford - 5 miles ♦ Reading - 9 miles ♦ Oxford - 17 miles ♦ M40 at High Wycombe (J4) - 17 miles ♦ M4 at Maidenhead (J8/9) - 12.5 miles ♦ Goring on Thames - 6 miles ♦ Pangbourne on Thames - 6 miles

(Distances approximate)

A delightful 3 bedroom character cottage from the 18th Century in a quiet rural setting, with lovely garden and surrounding views.

- ♦ Kirchen
- ♦ Dining Room
- ♦ Sitting Room with Woodburner
- ♦ Utility Room

- 
- ♦ Family Bathroom
  - ♦ 3 Bedrooms

- 
- ♦ Wraparound Cottage Garden

- 
- ♦ Parking for 2 cars



## SITUATION

Ipsden is a small village situated on the edge of the Chilterns overlooking the Thames Valley, surrounded by a dramatic, unspoilt rural landscape which is designated an "Area of Outstanding Natural Beauty" with undulating hills and beech woodlands. The village contains a number of active farms and still today maintains its close links with the land and the rural way of life.

Relatively unchanged and retaining its tranquil atmosphere, the village has a 13th century church, a family run Post Office/general stores, a village hall, a thriving nursery school in the old village school and a well supported cricket ground and team. There is also the award winning free range farm called Blue Tin café and farm shop which sells fantastic quality homegrown rare breed meats using natural, traditional methods as well as lots of other local produce.

The local pub is a lovely 17th century brick and flint Inn, The King William IV which has a spectacular position and is well known for its good food. There are good schools in the local area, both state and private, and for rail commuters there are mainline stations locally at Cholsey and Goring providing fast services up to London (Paddington) via Reading. Frequent buses on the main road go to Oxford and Reading.

The historic old market town of Wallingford, situated by the Thames and granted a charter in 1155 by Henry II, offers an excellent range of shops, including a Waitrose, and the important centres of Henley on Thames, Oxford and Reading are all within easy driving distance, as are both the M4 and M40 motorways.

## PROPERTY DESCRIPTION

Burdens sits within open woodland at the top of Ipsden in a most wonderful tranquil position. A detached brick and flint cottage, the property had been upgraded to include new wooden double glazed windows and the installation of an Air Source Heat Pump. Entrance is under a tiled porch into the kitchen which has fitted appliances, including a range oven, dishwasher and washing machine. A step down then leads into the dining room and then another door takes you into the sitting room with woodburner. At the back of the cottage is a long utility room and one of the staircases. Continuing from the utility room is the rear lobby with second staircase and then the family bathroom with bath and overhead shower. There are 2 staircases in the cottage. The first takes you up to the main bedroom and second to the further 2 bedrooms. On the side of the house is a useful storage shed.

## OUTSIDE

The property is approached down a private driveway, past a neighbouring property and to a parking area. Burdens sits within a large wraparound garden which offers privacy and views across the valley. There is a terrace off the kitchen offering a perfect opportunity for al fresco dining.



# Burdens, Berins Hill, Ipsden, Oxfordshire, OX10 6QX

Approximate Gross Internal Area (including Outbuilding)= 95 sq m / 1022 sq ft  
Limited Use Area = 1 sq m / 10 sq ft  
Total = 96 sq m / 1033 sq ft



## GENERAL INFORMATION

**Services:** Heating and hot water from Air Source Heat Pump.

**Council Tax:** E

**Energy Performance Rating:** D / 62

**Postcode:** OX10 6QX

**Local Authority:** South Oxfordshire District Council

## VIEWING

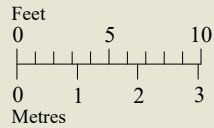
Strictly by appointment through Warmingham & Co.

## DIRECTIONS

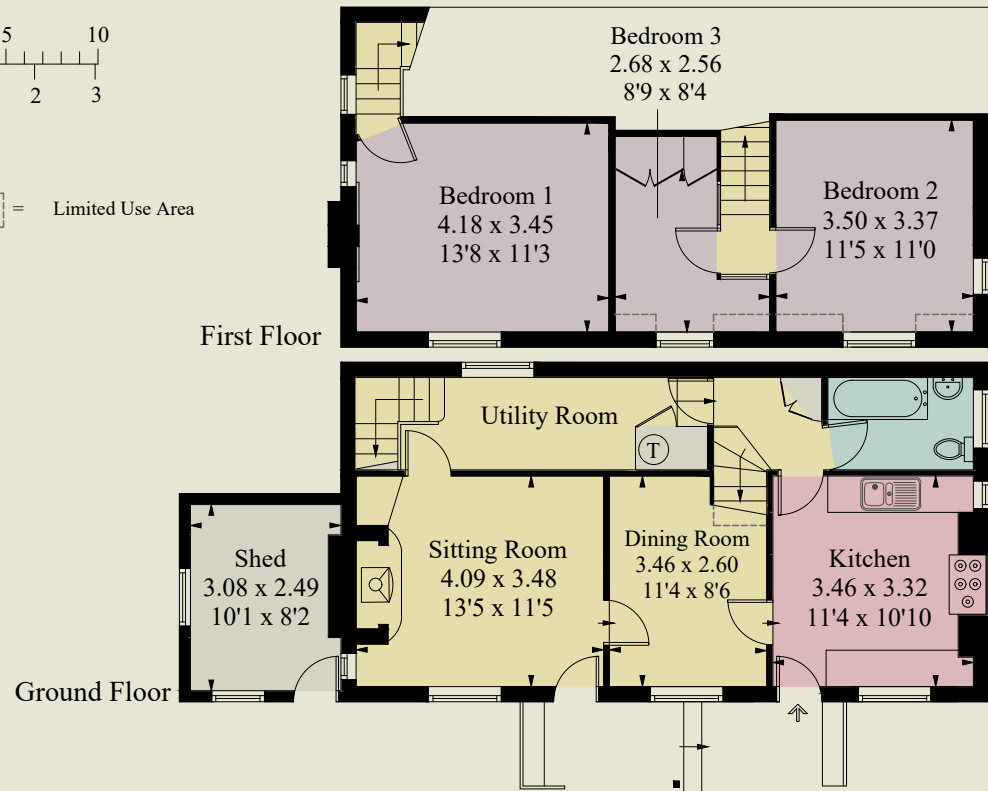
From our offices in the centre of Goring turn right and proceed up the High Street to the railway bridge junction. Turn right and then left at the Queens Arms pub on the Reading Road. After approx 3 miles on reaching Crays Pond turn left towards Woodcote (Goring Road). Proceed into Woodcote village and pass the village green on your right and straight out of the village to the A4074, then turn left. Carry on for about 2 miles and then take the right hand turn just past A F Jones Stonemasons onto Church Lane. Carry on and the road naturally goes into Well Place Road, then turn right onto Berins Hill. Continue up into the woods and the turning for Burdens will be found towards the top on the left hand side.

## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



= Limited Use Area



CREATESPACE DESIGN ref 501

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



**Warmingham**

[www.warmingham.com](http://www.warmingham.com)

**01491 874144**

4/5 High Street, Goring-on Thames  
Nr Reading RG8 9AT

E: [sales@warmingham.com](mailto:sales@warmingham.com)

[www.warmingham.com](http://www.warmingham.com)