

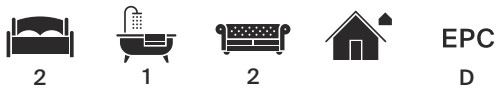


Carpenters Cottage, Long Wittenham, Abingdon



Carpenters Cottage, Church Farm Barn

Nestled towards the end of a no-through lane, Carpenters Cottage is a beautiful Grade II home with extensive outbuildings.



Tenure: Available freehold

Local authority: South Oxfordshire District Council

Council tax band: D





The property

The property has an expansive canvas for transformation (subject to planning), with barn outbuildings offering an impressive 4020 sq ft of space, allowing purchasers the potential to create a large family home with an annexe/outbuilding or multiple dwellings. One of the barns benefits from connecting to mains water, electric and drainage.

Character can be found throughout the property and barn, with vaulted ceilings, double-height windows, and beamed walls and ceilings. In the main house, the recently fitted modern kitchen has space for a dining table and leads to the dining room, utility, and downstairs bathroom. The two reception rooms offer flexibility with the option to use the sitting room as a third bedroom, should it be required. There are two double bedrooms. Externally, the property has a large courtyard predominantly used for ample parking. The current courtyard garden could be extended, should the prospective purchaser wish to do so.

Location

Situated on the edge of the picturesque and delightful village of Long Wittenham, which includes a village inn, The Vine and Spice restaurant, and the Church of St Mary. There are great local walks, one of which is Wittenham Clumps. The nearby market town of Wallingford provides a wide variety of local shops, including a Waitrose supermarket, whilst the larger town of Abingdon provides a more comprehensive range of shopping and leisure facilities.

Communications in the area are excellent with Didcot, about three miles distant, providing a fast train service to London Paddington in about forty minutes whilst Junction 6 of the M40 is about twelve miles and Junction 13 of the M4 is about fifteen miles to the south. Schooling in the area includes a good local primary school in the village along with Abingdon School, The Manor, St Helens and Cothill at Abingdon, Radley College, Wyckham Abbey and St Mary's in Wantage. Wallingford 3 miles. Didcot 4 miles (Trains to London Paddington about 40 minutes). Oxford 12 miles. Henley on Thames 15 miles. London 72 miles. (Distances & times approximate).









This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the particulars.

Knight Frank
Oxford Sales
 274 Banbury Road
 Oxford
 OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
Ellie Fieldwick
 01865 264850
ellie.fieldwick@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated March 2024. Photographs and videos dated March 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

