



High Street, Long Wittenham, OX14 4QH



High Street, Long Wittenham

A stunning family home with over 2500sq.ft. of accommodation and set in a private plot of 0.15 of an acre in the centre of this popular village. The house was built c.60 years ago in the style of a thatched cottage with reclaimed materials and has a delightful period feel. It has a secluded and enclosed garden and a gated drive with a large outbuilding comprising a garage, office and store.

There are 4 double bedrooms, 3 bathrooms, 24' drawing room, conservatory, dining room and study all arranged off a large reception hall and galleried landing: there is also an extended kitchen-breakfast room with utility room. This convenient location is close to the local pubs and restaurant with the nearby river crossing providing access to the A4074.



Tenure - Freehold

Entrance Porch with stable door leading to:
Hall: Stone fireplace, wood mantle, exposed brick and wall timbers, storage cupboard.
Cloakroom: Two-piece suite, downlighters, radiator, cloaks cupboard.

Drawing Room: A stunning triple aspect room with a bay and side window, door to conservatory. Inglenook fireplace with wood bressummer and Clear View stove on a brick hearth, log store, radiators.

Conservatory: Set on a brick plinth and double glazed with a glass roof, tiled terracotta floor, French doors to garden, electric storage heater.

Dining Room: Picture window to the front, 2 porthole windows to the side, Fireplace with wood surround, slate hearth with polished cast iron insert.

Study: Window to the front, radiator.





Kitchen/Breakfast Room: Bifold doors to the garden and a stable door to the side. Range of cupboards with Corian worktops and Belfast sink, gas hob, extractor hood, double electric oven and appliance spaces. Tiled floor, downlighters, 2 radiators.

Utility Room: Stable door to the garden, cupboards, Corian worktops, sink and appliance spaces. Radiators, tiled floor, downlighters, walk-in cupboard, gas boiler.

Stairs to Landing: Window to the front, part panelled walls, radiator. Storage and airing cupboards.

Bedroom 1: The suite is linked by an entrance area with doors to: Bedroom - radiator, downlighters, rear aspect. Dressing Room: Fitted cupboards, drawers, downlighters. Ensuite: Fitted with a white 4-piece suite, tiled and heated floor, radiator, downlighters.

Bedroom 2: Window to the front. Radiator, 2 wardrobes. Ensuite Bathroom: White 3-piece suite, tiling, radiator and window.

Bedroom 3: Window to the front, wardrobe and cupboards, radiator.

Bedroom 4: Window to the rear, wardrobe, radiator.

Bathroom: White 2-piece suite, tiling, downlighters.

Separate WC: Toilet, window, tiling.

Outside

To the Front: Wall to the front, gated path to the front door, lawn and flowerbeds.

Rear Garden: A lovely feature offering a high degree of seclusion with an attractive block paved terrace and gardener's cloakroom, from the terrace there is a central lawn with established shrubs and plant borders. Fishpond with stone rockery, block paved paths to both side gates
Outbuilding comprising:

Garage: 16'1 x 9'1 Loft storage, side window.

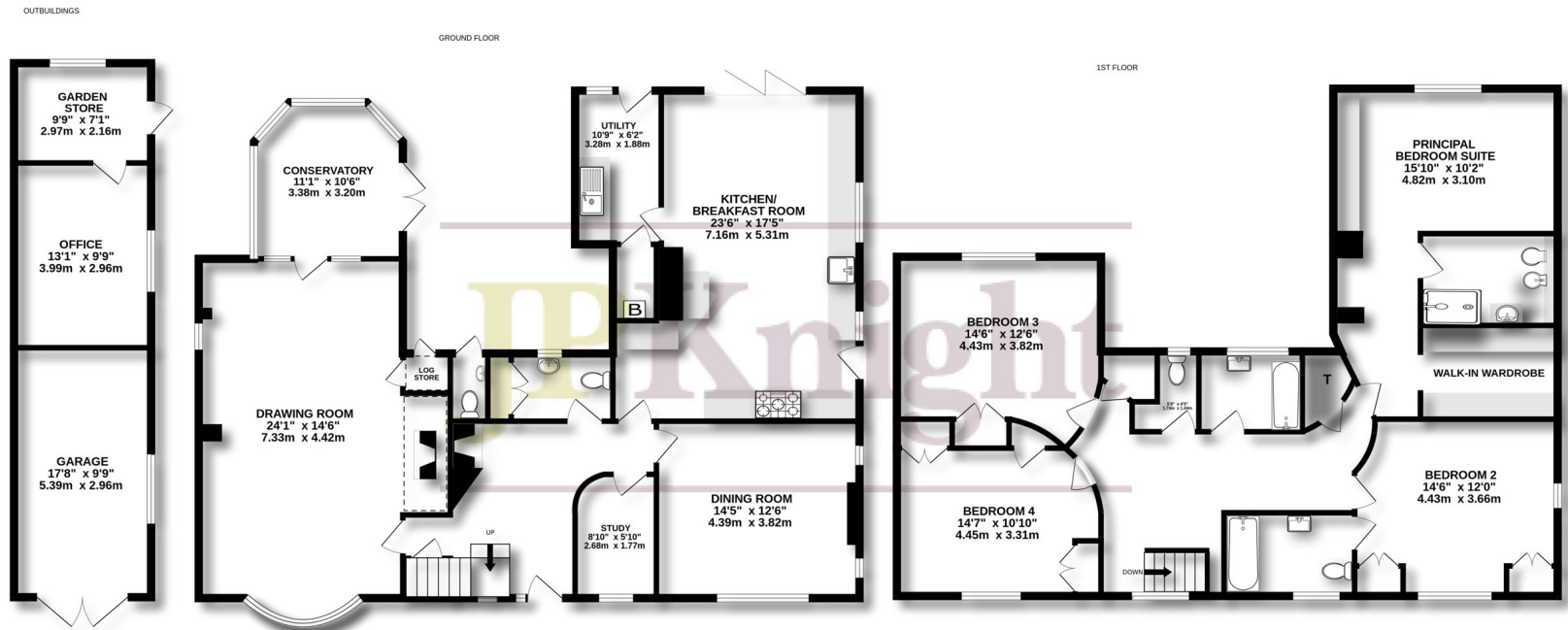
Garden Store: 9'11 x 7' Window and door to garden.

Office: 13' x 9'6 Window, downlighters, electric storage heater.



Directions

Turn left at the traffic lights by Waitrose into High Street, follow this over the mini roundabout into Station Road, continue to the large roundabout with the A4130 and proceed straight across. Take the 1st right (after 1.2 miles) into Sires Hill, continue for 2 miles, turning right at the junction. This leads to Long Wittenham, follow the road round the right hand corner and the house is on the left.



TOTAL FLOOR AREA : 2540sq.ft. (236.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		