



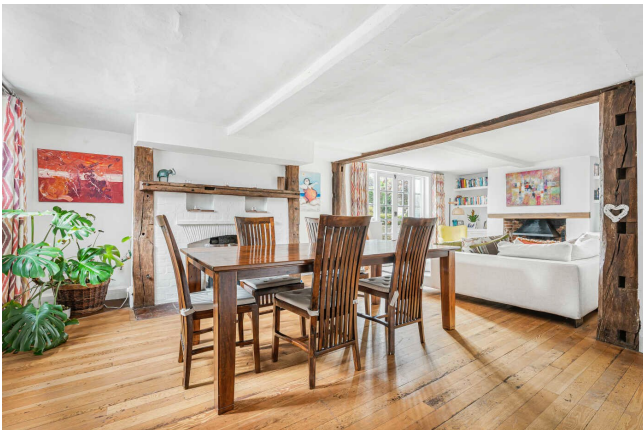
High Street, Long Wittenham OX14 4QH



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NO ONWARD CHAIN – A charming 5 bedroom Grade II listed detached house. Set in the heart of the sought after village of Long Wittenham, this exceptional property combines historic character with modern comforts. Part of the house dates back over 500 years offering a wealth of period features including beamed ceilings and exposed timbers.

The house boasts a welcoming Sitting Room with a traditional fireplace, log burning stove and French doors leading out onto the garden. The Kitchen / Breakfast room is thoughtfully designed, fitted with integrated appliances, a central island, double aspect windows filling the space with natural light. The property sits in a private secluded setting approached via a gravel drive. The beautiful gardens sweep around the house, featuring mature shrubs, established trees, and a pond creating a tranquil countryside retreat.



Tenure - Freehold

Entrance Porch: Down lighter and tiled floor door to:
Reception Hall: Stairs to landing with cupboard under, quarry tiled floor, radiator, exposed wall timbers.

Sitting Room: Painted brick fireplace with quarry tiled hearth and fitted log stove, beamed ceiling and wood floor, radiator, wall timbers, view of the garden.

Dining Room: Brick fireplace with beamed surround and tiled hearth, wood floor, painted beam ceiling, radiator, window overlooking the drive. Open way to:

Living Room/Dining Room: Open fireplace with wood bresummer, quarry tile hearth, cupboards and display shelving flank the chimney breast, wood floor, radiator, French doors to the gardens.

Kitchen/Breakfast Room: 1 Fitted with a range of storage units, worktops and space for a range cooker, recessed worktop and white sink, integrated fridge freezer and dishwasher, island unit incorporating a breakfast bar with wood worktop, exposed and painted brick walls, painted beamed ceiling, radiator. The room is double aspect with a bay to the side and window to the front.





Rear Lobby: Double glazed window, quarry tiled floor, radiator and door garden.

Cloakroom: Fitted with a white two-piece suite with tiled walls and floor, radiator, window and painted wood ceiling.

Utility Room: Window to the side, worktop with stainless steel sink, appliance spaces, quarry tiled floor and down lighters. Larder cupboard and cupboard housing gas boiler.

Stairs to Landing: Exposed wall timbers, radiator, double glazed window.

Inner Landing: Window, radiator, wall timbers.

Bedroom 1: Window to the rear, feature cast iron fireplace, cupboards flank the chimney breast, expose wall timbers and radiator.

Bedroom 2: View of the garden, Feature cast iron fireplace, cupboard and shelving to side of chimney breast, wall timbers and radiator.

Bedroom 3: View of the drive, wardrobe, wall timbers beam radiator and loft access.

Bedroom 4: Wall timbers, radiator, wardrobe and window.

Bedroom 5 / Dressing Room): Window to the front, wardrobes, two cupboards and shelving, radiator, wall timbers.

Shower Room: Fitted with a white three-piece suite including a wide tiled shower cubicle, tiled walls and floor, wall timbers and down lights.

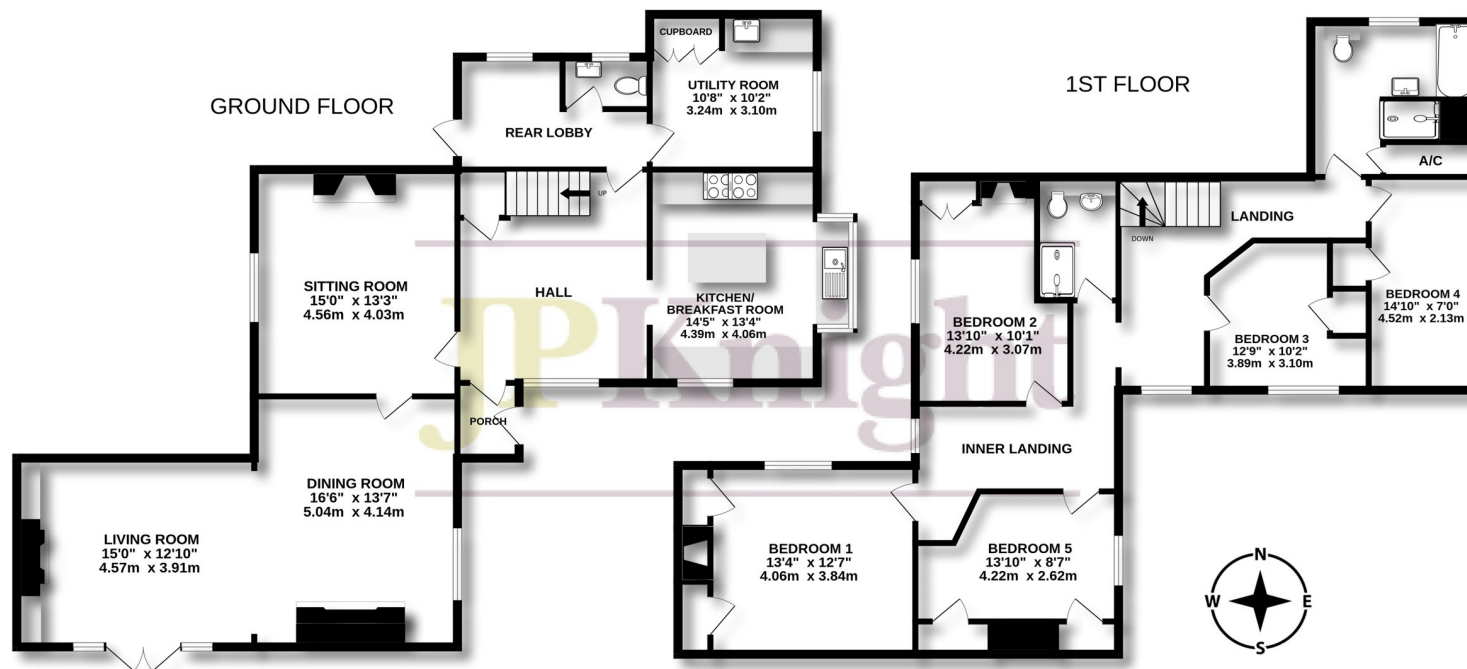
Bathroom: Comprising a white four-piece suite including bath and separate tiled shower cubicle, tiled floor, two radiators, down lighters, airing cupboard, radiator and window.

Outside

The property is approached by twin gates over a large gravel drive with extensive parking and turning space. Ornamental pond with stone surround boarded by a rockery, area of lawn and established shrubs. Planting to the side of the house, raised stone bed with a mature Yew tree and shrubs that lead up to a large lawn which wraps around the property. The lawn is interspersed with fruit trees of plumb, apple and pear trees and shrubs.

There is a walkway with pergola, covered by a mature vine, a sunken gravel seating area adjacent to the house with fitted stone seating, large timber shed. Overall, the gardens sweep around the house and enjoy excellent seclusion and a wealth of established specimen trees and shrub enclosed by timber fencing.

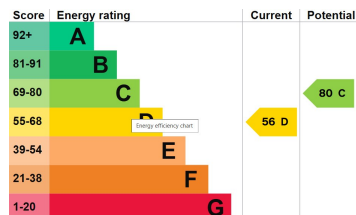




TOTAL FLOOR AREA : 2475sq.ft. (229.9 sq.m.) approx.

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.

Directions: Head north on St Martin's Street towards High Street, at the roundabout, continue straight onto Station Road, continue onto Wantage Road at Slade End Roundabout, continue straight onto High Road, continue to follow A4130, turn right onto Sires Hill, turn right onto Didcot Road, continue onto Saxons Heath, continue onto Didcot Road, slight right onto High Street.