

Wychwood

23 Church Green, Witney, Oxfordshire OX28 4AZ

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One of the most elegant homes on Church Green in the centre of Witney, situated in this stunning position overlooking the green and St Mary's Church. Wychwood is a stone built Grade 2* listed classic period home, set in mature and private gardens, which are fully enclosed by high stone walling, a well established lawn, shrubs, trees, and a stone built Dovecote. The spacious and light accommodation, set over 3 floors, includes a large entrance hall with a herringbone parquet flooring leading to a wide staircase, a living room and a separate dining room with exposed floorboards, both positioned at the front of the property. The long, wide hallway then sweeps through the home, leading to a study, and then through to the warm and welcoming, stone floored and characterful kitchen/breakfast room; fitted to a traditional style. In addition, there is a utility room and a cloakroom, plus a room beyond the utility used for storage. The first floor offers a spacious landing with 4 bedrooms, in addition to a dressing room leading from the principal bedroom. Also on the first floor, is a bathroom and a separate shower room, whilst the second floor includes 2 rooms, one of which is split into 3 separate areas, and a further room; these rooms have the potential to be extra bedrooms. There is space to park to the front but this is not allocated with the property. Wychwood is a truly beautiful home situated in an enviable position in the centre of the town.



The vendors have advised us of the following information:
The house was given to Corpus Christi College in 1525, and was then used by the college as its retreat house (then encompassing numbers 23-25 Church Green) for when plague or other sickness was in the city of Oxford. Corpus Christi College was a bastion of Catholicism during the Reformation, and one of the fellows was under investigation in 1538 for preaching sermons in Witney resonant of the 'old time', so it is thought that the house may have been a haven for the traditional faith. The college ownership is probably the reason why there is a dove house, which in the sixteenth century was only allowed to people of a certain status in society.

Material Information:
All mains are connected. The neighbouring property (no.25) has a pedestrian right of access to the right hand side of the property. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, O2, Three & Vodafone. Indoor: good for EE & Vodafone.

Directions
Leave our office and proceed along Church Green. The property is located on the left hand side, before the St. Mary's Church.

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GROUND FLOOR

Large Entrance Hall

Living Room

Dining Room

Study

Kitchen

Utility Room

Cloakroom

Storage Room

FIRST FLOOR

4 Bedrooms

Dressing Room To Principal Bedroom

Ensuite

Family Bathroom

SECOND FLOOR

4 Further Rooms

OUTSIDE

Large Mature Gardens

Dovecote

Price £1,500,000 Freehold
WODC Tax Band G / EPC Rating: 62/D



THOMAS MERRIFIELD
SALES LETTINGS

Approximate Gross Internal Area 3596 sq ft - 334 sq m
Ground Floor Area 1553 sq ft – 144 sq m
First Floor Area 1357 sq ft – 126 sq m
Second Floor Area 686 sq ft – 64 sq m



Contact:

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