

THE WALL GARDEN

HINTON WALDRIST, OXFORDSHIRE



A spacious and well-proportioned edge of village property with stunning views, a fantastic garden and swimming pool, situated in this popular Oxfordshire village

Ground Floor: Entrance hall • Kitchen/dining room
Utility • Sitting Room • Dining room • Play room
Boot room • Cloakroom • Five bedrooms
Three bathrooms • Conservatory

First Floor: One Bedroom • One Bathroom

Outside: Garage • Garden • Swimming Pool
Pool house • Driveway

Butler 
Sherborn

Burford Office

2 Lower High Street, Burford, Oxfordshire, OX18 4RR

T: 01993 822325

E: henry@butlersherborn.co.uk

www.butlersherborn.co.uk





DESCRIPTION

Built in 1979 in the grounds of the neighbouring manor house and owned by the same family for over thirty years, The Wall Garden is a unique and spacious property, tucked away on the edge of the village with its own private driveway and set in just under half an acre. The house enjoys impressive views over the surrounding countryside and offers six bedrooms and flexible living accommodation, including two reception rooms, a playroom and a studio. Outside, there is a fantastic garden and swimming pool. Ideally positioned for access to Oxford and some of the area's exceptional schools, The Wall Garden would make an excellent family home, second home or investment property.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Broadband. Gigaclear available in the village. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).





FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Vale of White Horse
T: 01235 422 422 | W: westoxon.gov.uk

COUNCIL TAX

Band G

EPC

Rating E





TENURE

Freehold

VIEWINGS

Please telephone Henry at Butler Sherborn, Burford Office - T: 01993 822325 | E: henry@butlersherborn.co.uk

DIRECTIONS (SN7 8RN)

From Witney take the A415 to Abingdon, and after approx. 7 miles, turn right signed to Longworth and Hinton Waldrist. Continue on this road through Longworth and proceed into the village of Hinton Waldrist. The Wall Garden will then be found on the left hand side, before leaving the village, opposite a Dutch Barn, with the drive on a slight hill leading to the private gated drive.

what3words: ///rely.brass.skim



Pubs

The Blue Boar, Longworth – 1 mile
The White Hart, Fyfield – 1.9 miles



Schools

Longworth and Buckland Primary – 1.2 miles & 4.5 miles
St Hughes – 4.1 miles
Cokethorpe – 7.5 miles
Abingdon – 9.3 miles



Train station

Radley – 9 miles
Didcot Parkway – 14 miles
Oxford – 17 miles



Members Clubs

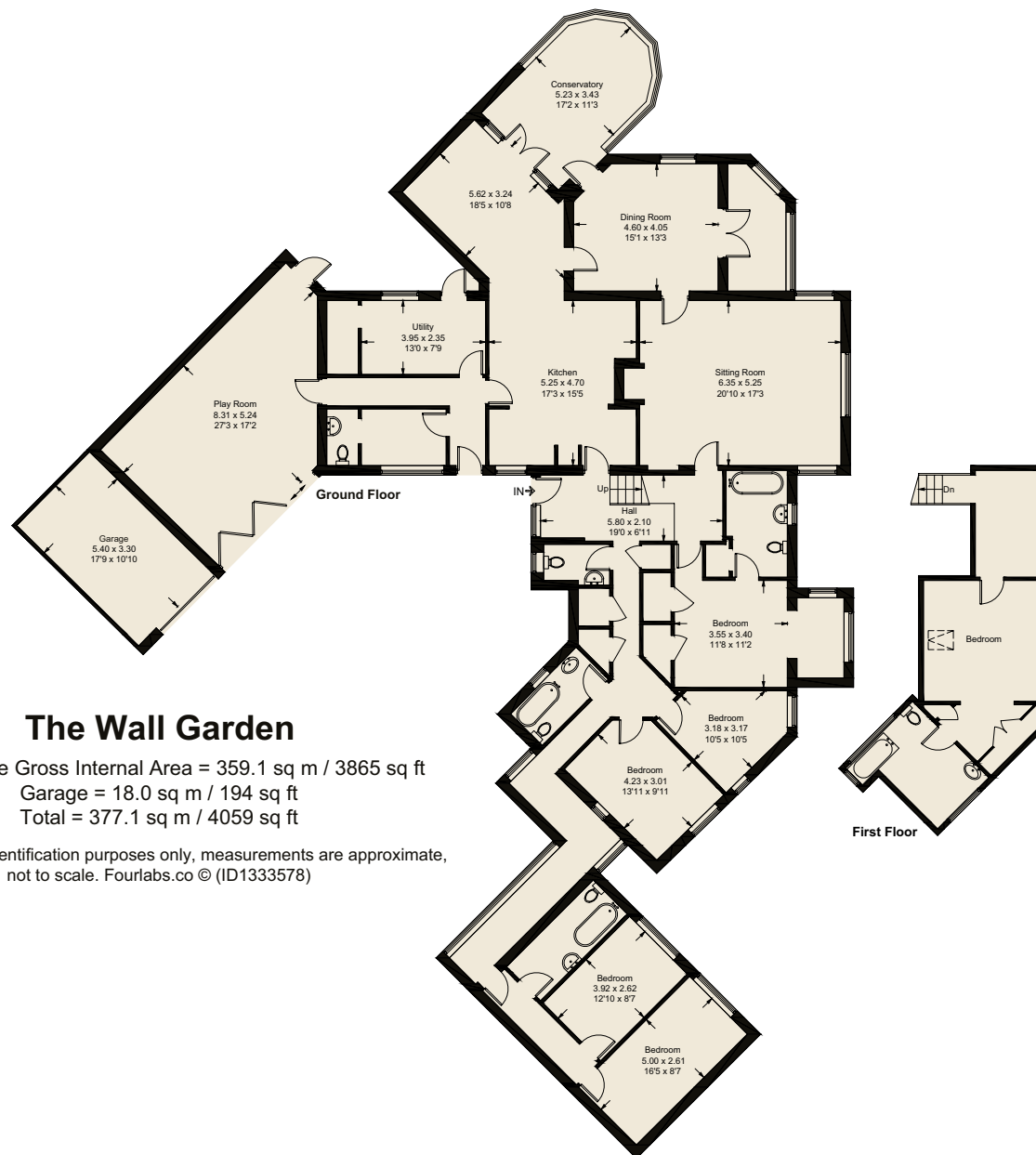
Estelle Manor – 15 miles



Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate, and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than when a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: September 2026. Particulars written: September 2026. Brochure by wordperfectprint.com

**Butler
Sherborn**

www.butlersherborn.co.uk



The Wall Garden

Approximate Gross Internal Area = 359.1 sq m / 3865 sq ft

Garage = 18.0 sq m / 194 sq ft

Total = 377.1 sq m / 4059 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1333578)

