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£795,000 Sarsen Cottage, Letcombe Regis, Wantage, OX12 9JL, UK

Freehold



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Sarsen Cottage is a beautiful house of great character and charm, privately located at the heart of the much-favoured village of Letcombe Regis, about 1.5 miles from the wonderful Market Town of Wantage in the picturesque Vale of White Horse, which is steeped in history. Grade II Listed, the property is believed to date from the late 15th or early 16th century and features a recently renewed part thatch roof (2023). This feature, along with the thick stone walls, provides natural insulation to retain warmth and reduce heating costs in the winter while remaining cool in our long hot summers. The property has well-proportioned, spacious rooms with good ceiling heights, and being south facing, they are remarkably light. The hall with tiled floor leads into a large main reception room with a beautiful open fireplace and an adjacent garden room that provides delightful views of the garden. The well-proportioned dining room can easily accommodate parties of 10, and there is a kitchen/breakfast room, downstairs cloakroom and rear lobby completing the ground floor accommodation. On the first floor, there are three delightful bedrooms, one currently used as a study, with a fourth and possibly fifth bedroom and family bathroom on the second floor. The beautiful gardens (approaching  $\frac{1}{4}$  of an acre) are mainly laid to lawn with various mature borders and shrubs, featuring a wonderful serpentine brick wall dividing the two levels of the garden. The "dark skies" nature of the village makes it the perfect place for enjoying the firmament. A rare and attractive chalk stream runs along the western boundary. Steps at the rear of the house lead up to an area with raised beds and a gravel driveway that provides access to a double garage and parking. The driveway in front of the house serves only Antwicks Manor, which is a substantial and impressive property set in its own grounds with single occupation.

**what3words.** [w3w.co/airless.cleanest.earl](https://www.what3words.com/airless.cleanest.earl).

**Utilities.** Mains electricity, water, and drainage.

**Heating Type.** Oil-fired central heating. Gas connection available.





**Location.** Letcombes Regis and Bassett are idyllic villages nestled at the base of the Berkshire Downs escarpment, along Letcombe Brook, approximately 1 mile southwest of the Market Town of Wantage. First recorded in the Domesday Book of 1086, the name "Letcombe" is believed to derive from the Old English Ledecumbe, meaning "the lede in the combe" – referring to the brook in the valley. The recent development of Richmond Village, featuring a shop, restaurant, and leisure facilities, along with the re-opening of the renowned Greyhound Gastro Pub (which was the last place in England where the "The Riot Act" was read), has further enhanced this already vibrant local community. The Letcombes offer outstanding access to the surrounding countryside and are home to charming English villages with a diverse range of properties, from period country cottages to executive-style family homes. As a result, this area remains one of the most sought-after locations in the region. Communications are excellent. A fast and frequent rail service is available at Didcot Parkway, and trains to London take approximately 40 minutes. There is a superb range of schools in the area, including St Hugh's, Pinewood, Cothill, and Radley; The Dragon, Summerfields Headington, Oxford High School for Girls and Magdalen College School in Oxford, Abingdon School together with St Helen's and St Katharine's in Abingdon.

**Other Material Information.** The property is Grade II listed and the construction materials used are contemporary to the age.

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## Sarsen Cottage Letcombe Regis Wantage, OX12 9JL

Approximate Gross Internal Area = 212.2 sq m / 2284 sq ft  
 Outbuilding = 30.7 sq m / 330 sq ft (Including Garage)  
 Total = 242.9 sq m / 2614 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Score	Energizing	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	37 F	
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

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