



1, Taylors Cottage, Little Wittenham, OX14 4RD



1 Taylors Cottage, Little Wittenham

NO ONWARD CHAIN – Steeped in character and period charm, this delightful Grade II listed semi-detached cottage offers generous accommodation, a wealth of original features, and a beautiful cottage garden.

Close to Oxford and Didcot which both have excellent amenities as well as main train line into London.

Combining timeless character with spacious accommodation and a picturesque setting, this charming cottage presents a rare opportunity to acquire a distinctive period home in a highly convenient location close to excellent transport links.



Tenure - Freehold

The property is entered via a welcoming entrance hall. To the front is the fitted kitchen, featuring a range of wall and base units, a double stainless-steel sink, a side aspect window and direct access through to the sun room.

The cosy sitting room is rich in period character, with exposed beams to both the walls and ceiling, attractive cottage style doors, a useful storage cupboard, feature fireplace and stairs rising to the first floor. A further door leads into the impressive, bright, sun room.

Flooded with natural light, the spacious sun room is a wonderful addition to the home, with extensive glazed wall panels set upon a low brick wall and a striking glass roof, creating an ideal space for relaxing or entertaining while enjoying views of the garden.





A laundry area provides additional practicality, this is beside a ground floor shower room which is fitted with a shower, wash hand basin, w.c. and sizeable cupboard.

The primary bedroom enjoys the luxury of an ensuite bathroom, complete with bath, shower over with glazed screen, wash hand basin and w.c.

Bedrooms 2 and 3 have a fitted wardrobe and wash hand basin.

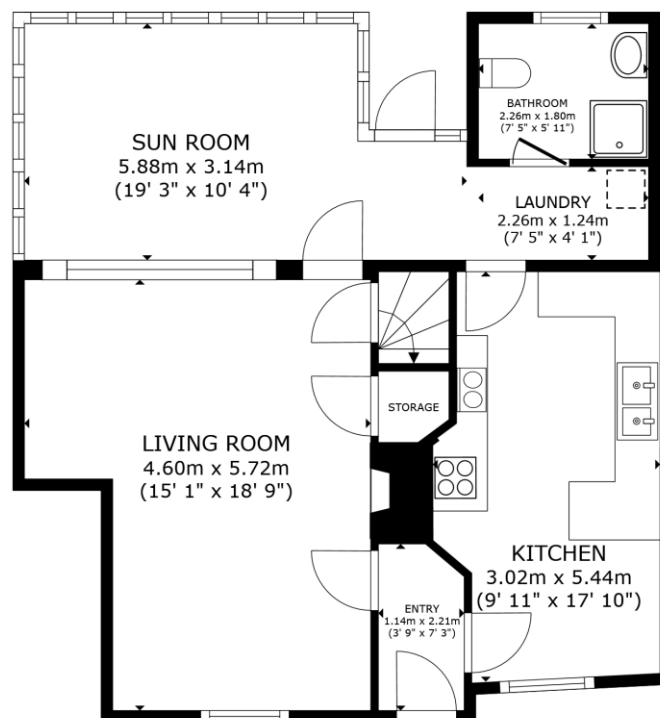
Outside, the property is complemented by a delightful, mature cottage garden, predominantly laid to lawn with a central gravel pathway leading through well stocked borders of established trees and shrubs. A paved seating area provides the perfect spot for outdoor dining and entertaining, while a garden shed offers useful external storage. Ample off street parking.

Taylor's Cottage is situated at the foot of Wittenham Clumps which has panoramic views of the Chiltern Hills and is renowned for its beautiful unspoilt countryside. The Earth Trust Nature Reserve includes woodland, meadows and riverside paths along the Thames path and Days Lock.

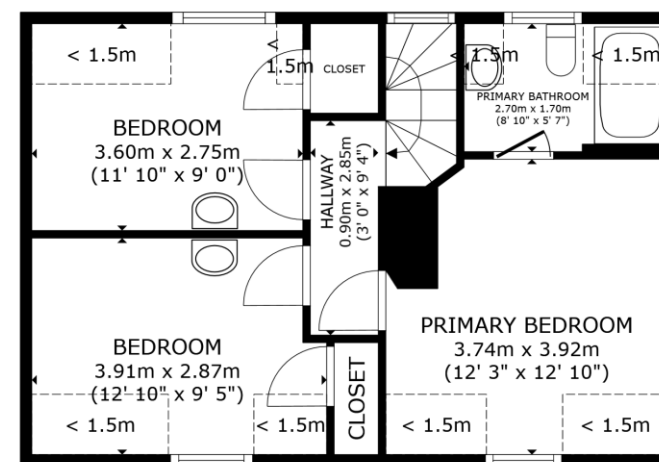
Overall, Little Wittenham offers a peaceful rural setting within exceptional countryside.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 69.2 m² (745 sq.ft.) FLOOR 2 40.8 m² (439 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 7.5 m² (80 sq.ft.)
TOTAL : 110.0 m² (1,184 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.