



7 The Green

Culham, Abingdon OX14 4LZ

**BROWN & CO**

## 7 The Green Culham, Abingdon OX14 4LZ

A rare opportunity to acquire an attractive period cottage for refurbishment in a good size plot

Abingdon 1.5 miles | Didcot 5 miles | Oxford 8.5 miles | A34 2.5 miles  
(distances approximate)

In all approximately 0.06 hectares (0.14 acres)

**FOR SALE BY PRIVATE TREATY**

Available as a whole



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### DESCRIPTION

7 The Green is an attractive three-bedroom semi-detached cottage of red brick construction beneath a tiled roof, set within approximately 0.14 acres, including garden and parking.

The cottage does require refurbishment but offers significant potential, subject to planning permission and all necessary consents, to enhance and possibly extend, the existing accommodation, creating a comfortable family home in a well-located yet rural setting.

The accommodation is arranged as shown on the floor plan and currently comprises a galley kitchen, sitting room, dining room and bathroom on the ground floor. The dining room benefits from a log-burning stove.

On the first floor are three well-proportioned bedrooms.

Externally, the property is complemented by a generous garden and a timber-framed garden shed providing useful storage.

### LOCATION

Culham is an attractive and historic village in South Oxfordshire, ideally situated approximately 1.5 miles south of Abingdon-on-Thames and around 8 miles from Oxford. The village benefits from excellent connectivity via both road and rail, making it a convenient yet peaceful setting.



Positioned along a scenic bend in the River Thames, Culham offers a charming rural environment with opportunities for riverside walks and water-based pursuits. The nearby towns of Didcot (approximately 5 miles) and Oxford (approximately 8 miles) offer a comprehensive range of amenities. Didcot Parkway provides direct rail services to London Paddington in approximately 40 minutes, while Oxford is renowned for its extensive shopping, cultural attractions, theatres, restaurants and historic architecture.

The village is well served for education, with the highly regarded Europa School UK, together with Culham Village Nursery and Pre-School for younger children, both located within a mile. In addition, Culham Science Centre, a nationally recognised hub for scientific research and innovation, also lies nearby and provides significant employment and educational opportunities.

**what3words:** ///bonds.dips.basic

#### GENERAL REMARKS

##### Driveway

The property is accessed initially over an access from the public highway. Other properties share this driveway and have a right of way over it.

##### Method of Sale

The property is offered for sale by private treaty.

#### Services

Mains electricity and water.

#### Health and Safety

We ask you to be as vigilant as possible to any potential risks when making your inspection.

#### Viewings

Strictly by Appointment with the Agents. Please contact Charlotte Bailey or Kevin Prince to arrange a viewing.

#### Local Authority

South Oxfordshire District Council [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

The property is Council Tax Band C.

#### VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for VAT purposes such tax will be payable in addition.

#### Plans

Plans included within these particulars are based upon Ordnance Survey data and are for reference and identification purposes only. All measurements and distances are approximate.

#### Restrictive Covenant

The sale will be subject to a restrictive covenant prohibiting the construction or erection of any additional dwelling on the property.

#### Directions

If travelling via the A34, exit at the junction signposted for Abingdon (A415).

At the roundabout, take the A415/Marcham Road towards Abingdon and continue straight ahead for approximately 1 mile. Turn left onto Stratton Way/A415 and follow the road for approximately 500 yards before turning right onto Stert Street/A415.

Continue along Stert Street, remaining on the A415 as the road crosses the River Thames.

Proceed for a further 1 mile before turning right onto The Burycroft. Continue for approximately 0.5 miles, then turn right onto The Green, where the property will be found on the right-hand side.

#### Viewings

Please contact:

##### Charlotte Bailey

T: 01235 862888

E: [charlotte.bailey@brown-co.com](mailto:charlotte.bailey@brown-co.com)

##### Kevin Prince

T: 01235 862888

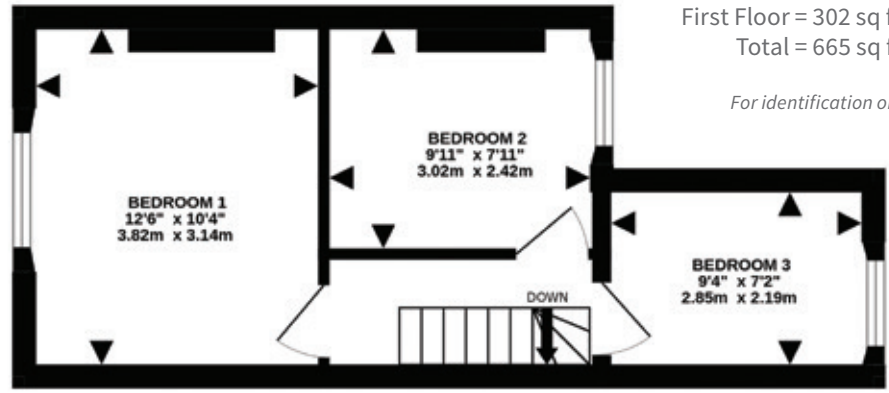
E: [kevin.prince@brown-co.com](mailto:kevin.prince@brown-co.com)



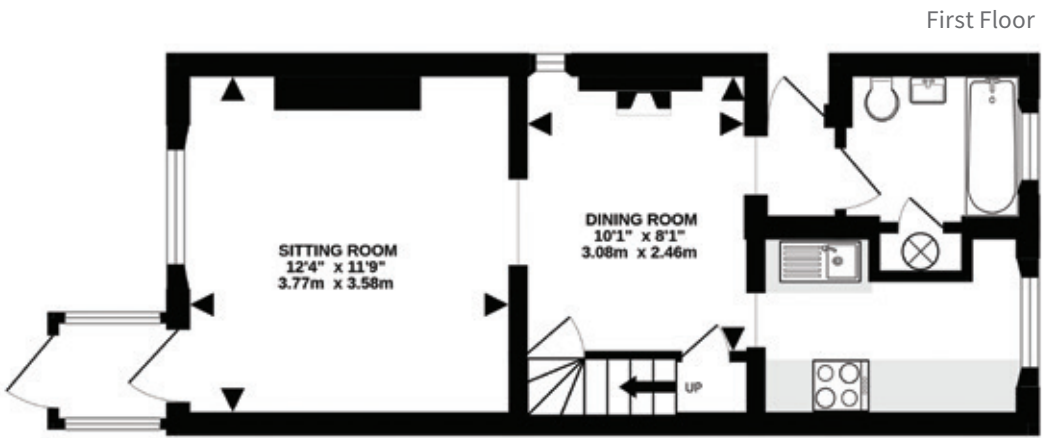
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**7 THE GREEN**  
 Ground Floor = 363 sq ft / 33.8 sq m  
 First Floor = 302 sq ft / 28.1 sq m  
 Total = 665 sq ft / 61.8 sq m  
*For identification only - Not to scale*



Ground Floor



First Floor

**IMPORTANT NOTICES**

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**Brown&Co Oxford**  
 Orpwood House | School Road | Ardington | Wantage | Oxfordshire | OX12 8PQ  
 T 01235 862888  
 E oxford@brown-co.com



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Property and Business Consultants  
 brown-co.com