



Long Wittenham
Oxfordshire

Carter Jonas

SANDALWOOD, LONG WITTENHAM, OXFORDSHIRE OX14 4QW

3 reception rooms, study, Kitchen/breakfast room, scullery & larder, Laundry room with shower
4 bedrooms, bathroom & shower room
Study/5th bedroom

DESCRIPTION

Situated in the highly regarded village of Long Wittenham, this attractive, detached period property is believed to have originally been a hall house dating from the 1600's with many original beams and the central chimney still in existence. The house has evolved over the centuries and now provides a lovely family home with the last known extension believed to be pre-Victorian. The house is complemented by a mature garden, a detached workshop providing the flexibility for a number of uses, and a driveway providing parking.

Internally, the entrance to the house is via a hallway with two reception rooms off, one of which is a particularly attractive room with exposed beams and the lovely feature of an inglenook fireplace. Connecting from the sitting room and accessed from the rear hall, is a third reception room currently used as the dining room with doors opening to the garden. Forming the hub of the house, the welcoming kitchen/breakfast room has a range of fitted units with integrated appliances and an Esse range cooker providing a cosy atmosphere during the winter months. The kitchen also has the benefit of a spacious scullery along with a larder. The remainder of the ground floor comprises a study leading off the kitchen and a cloakroom and laundry room with shower arranged off the rear entrance hall.

At first floor level are four bedrooms, the family bathroom and a separate shower room. In addition, a study/fifth attic bedroom is situated on the second floor.

A DETACHED PERIOD FAMILY HOME WITH MUCH CHARACTER AND SPACIOUS ACCOMMODATION SITUATED IN THIS HIGHLY DESIRABLE SOUTH OXFORDSHIRE VILLAGE



Outside

To the front of the house a gate opens to the pretty front garden from where a further gate opens to the remainder and main part of the garden, which is principally laid to lawn with mature shrubs and trees. To the rear, leading off the main entrance, which also belongs to the house, a driveway provides parking.

Situation

Long Wittenham is a most attractive village with many period properties, the Church of St Mary, a public house and an Indian restaurant, as well as various clubs and societies. There are great local walks, one of which is Wittenham Clumps which is owned and managed by The Earth Trust and forms part of an area of Outstanding Natural Beauty. There is a wide and excellent choice of both state and private schools in the area, including a Primary School within the village and the Europa School in Culham. Communications are excellent with Didcot Parkway Railway Station about 4 miles distant, providing a fast train service to London Paddington in about 40 mins.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Services: Mains services are connected

Tenure: Freehold with vacant possession on completion

Local Authority: South Oxfordshire District Council

Council Tax: Band E

Broadband - according to Ofcom, ultrafast broadband is available. Mobile - According to Ofcom, there is likely to be outdoor and limited indoor coverage across all networks.





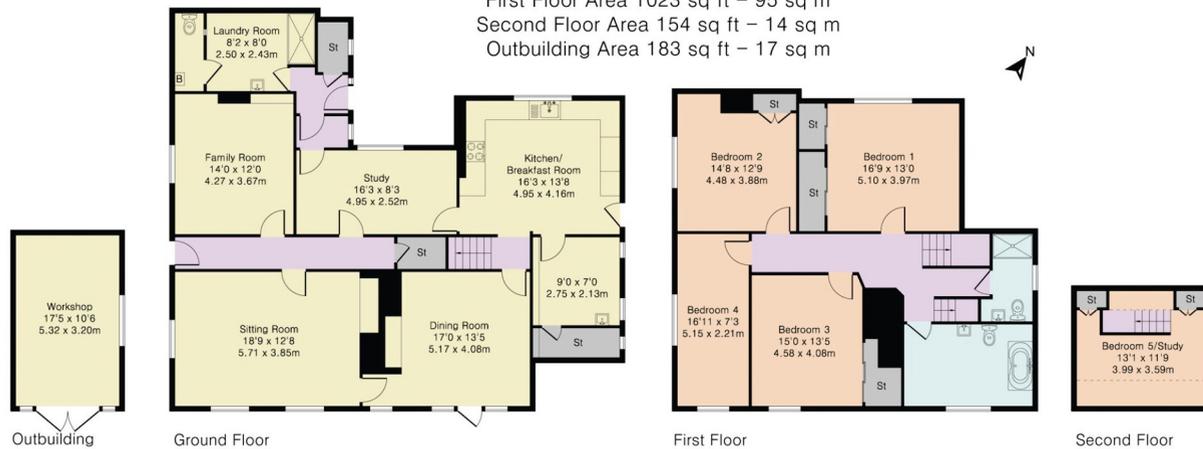
Approximate Gross Internal Area 2816 sq ft - 261 sq m

Ground Floor Area 1456 sq ft – 135 sq m

First Floor Area 1023 sq ft – 95 sq m

Second Floor Area 154 sq ft – 14 sq m

Outbuilding Area 183 sq ft – 17 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Carter Jonas

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)	62	77
E	(21-38)		
F	(1-20)		
G	Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC	

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.