





## **SANDALWOOD, LONG WITTENHAM, OXFORDSHIRE, OX14 4QW**

3 reception rooms, study, kitchen/breakfast room, utility room, cloakroom.

4 bedrooms, shower room, bathroom, attic room/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 FAMILY HOME SITUATED IN THIS DESIRABLE SOUTH OXFORDSHIRE VILLAGE WITHIN WALKING DISTANCE OF WITTENHAM CLUMPS, EARTH TRUST NEPTUNE WOOD & WILDFLOWER MEADOW, THE RIVER THAMES AND WITH EASY ACCESS TO DIDCOT RAILWAY STATION**





### Outside

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

### Situation

Long Wittenham is one of South Oxfordshire's most highly regarded villages with many period and thatched properties. Within the village is the Church of St Mary, a public house and an Indian restaurant, as well as various clubs and societies including an athletics club located close to the house. There are great local walks, including Wittenham Clumps. The Clumps and a large area of surrounding countryside are owned and managed by The Earth Trust and form part of an area of Outstanding Natural Beauty. The River Thames meanders nearby and there are many walks and bridleways between the country pubs. There is a wide and excellent choice of schools in the area, including a Primary School within the village and the Europa School in Culham. Communications in the area are excellent with Didcot Parkway Railway Station about 4 miles distant (Paddington 40 mins).

## ADDITIONAL INFORMATION

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

**Directions:** OX14 4QW







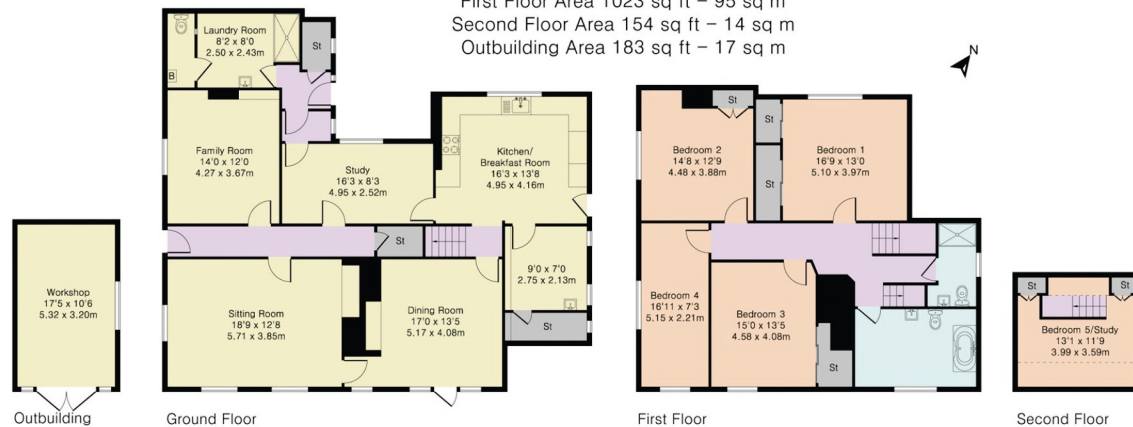
### Approximate Gross Internal Area 2816 sq ft - 261 sq m

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 practice. 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		77
(55-68)	D	62	
(39-54)	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**

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