



THE OLD FARMHOUSE

LONG WITTENHAM ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

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Didcot Railway Station (London Paddington within the hour)

- 2 ½ miles ♦ Wallingford on Thames - 3 ½ miles ♦

Oxford - 7 ½ miles (Distances and times approximate)

Located in the heart of this rural village with excellent road and rail links, this charming and characterful cottage with instant kerb appeal offers generous accommodation of over 3,000 sq ft.

Originating from The 15th Century and with Grade II listed status it is thought to have once been visited by Oliver Cromwell where he sat under the mulberry tree within the beautiful grounds. The property enjoys strong historical links within this delightful village.

- ♦ A delightful Period Family Residence With Mature Gardens and Grounds
- ♦ Within Close Distance Of The Mainline Railway Station To London Paddington Within The Hour
- ♦ Driveway Parking and Detached Garage
- ♦ Entrance Hall
- ♦ Cloakroom (with access to the Cellar)
- ♦ Cellar
- ♦ Family Room
- ♦ Sitting Room with Fireplace
- ♦ Dining Room with Woodburner
- ♦ Kitchen
- ♦ Utility Room
- ♦ Rear Hall
- ♦ Conservatory
- ♦ 2 Staircases
- ♦ Main Bedroom With Built-In Wardrobes and Ensuite Bathroom
- ♦ 2nd Bedroom
- ♦ 3rd Bedroom
- ♦ Family Bathroom with separate Toilet
- ♦ Detached Garage and Driveway Parking
- ♦ Extending To Approximately 3,089 Sq Ft including the Garage
- ♦ Mature Landscaped Gardens & Grounds with Dovecote



SITUATION

Long Wittenham lies in an area known to be a Celtic Romano/British and Saxon burial ground, indeed the old Saxon name for the village was Witta's Ham. Saint Birinus of Dorchester brought Christianity to the village in the 7th Century.

The present church of St Mary was built of Caen Stone in about 1120 and boasts a Norman leaded font on an original stone base, which was disguised under a wooden cover during the Civil War in the 17th century to protect it from Cromwell's soldiers who would have used the lead to melt down into bullets. The font was eventually uncovered in 1839. The church also has a recumbent effigy in the vestry of a Crusader, Gilbert De Clare Earl of Gloucester, who was then the lord of the manor which, at only 3' long, is said to be the smallest sculptured monument in England.

At the west end of the village, flowing into the Thames, is a stream known as St Anthony's well which is believed to have certain healing powers. The village has numerous interesting properties, many half timbered, reflecting its long architectural history. The scenic surrounding countryside includes Wittenham Clumps, now protected and from the top of which there are glorious views especially over the winding River Thames.

Just under a mile from the village is the beautiful brick, arched bridge which leads over the Thames to Clifton Hambden, built by Sir George Gilbert Scott. By the bridge is the Barley Mow, originally a 15th century cruck designed building where in the 19th century author 'Jerome K. Jerome' wrote the timeless classic 'Three Men in a Boat'.

The village has a flourishing primary school, two local inns and the Pendon Museum noted for its modern miniature village and railway.

In addition to this, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Today the village continues to enjoy a peaceful and calm existence benefitting from its excellent road communications for the surrounding major towns, especially the expanding Didcot which now boasts a new shopping centre as well as having an important mainline station providing fast commuter services up to London (Paddington).

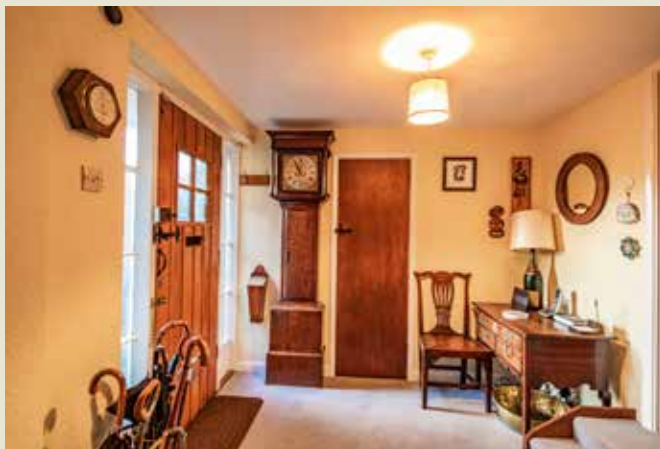
The M4 and M40 motorways are easily accessible and the fast A34 dual carriageway linking Southampton and the South coast with Birmingham and the Midlands is only a short drive.

PROPERTY DESCRIPTION

This delightful cottage enjoys a rich history. Legend has it that Oliver Cromwell rested under the mulberry tree in the garden while he waited to attend his niece's wedding in Little Wittenham. The property offers generous living space with 5 reception rooms, 2 with fireplaces, as well as a cellar. Upstairs is accessed via 2 staircases and there are 3 bedrooms, 2 of which are interlinked by the family bathroom and a further bathroom and separate toilet.

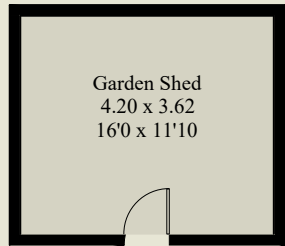
OUTSIDE

The driveway has parking for 2 cars as well as having a detached garage. There is greenhouse along the path just by the back door. The gardens are mature and the historical mulberry tree sits in the middle alongside other mature trees, plants and hedging offering privacy. The bricked retaining wall runs along the front and at the far end is a charming Dovecote offering generous storage.



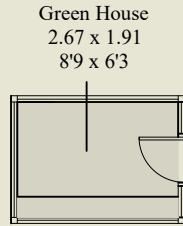
The Old Farmhouse, High Street, Long Wittenham, Oxfordshire, OX14 4QH

Approximate Gross Internal Area = 231 sq m / 2486 sq ft
 Limited Use Area = 10 sq m / 107 sq ft Out Buildings = 46 sq m / 495 sq ft
 Total = 287 sq m / 3089 sq ft

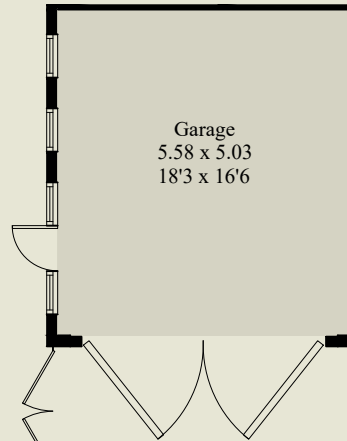


Garden Shed
 4.20 x 3.62
 16'0 x 11'10

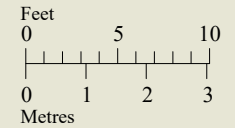
(Not Shown In Actual Location / Orientation)



Green House
 2.67 x 1.91
 8'9 x 6'3



Garage
 5.58 x 5.03
 18'3 x 16'6



Ground Floor

First Floor

CREATESPACE DESIGN ref 304

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Gas central heating, mains water and electricity.

Council Tax: G

Energy Performance Rating: Exempt

Postcode: OX14 4QH

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn right and continue up to the railway bridge and turn left continuing out of the village. Stay on this road through South and North Stoke. When you get to the junction with the A4074 carry straight on, then take the first left onto the A4130 heading towards Didcot. Stay on this road for about 2 miles, then turn left still heading towards Didcot. In just over a mile take the right hand turn onto Sires Hill and stay on this road for 2 miles then turn right onto Didcot Road which then leads onto High Street where you will then see The Old Farmhouse on your right with its driveway just before the main house.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

