



Little Wittenham, Oxfordshire

Carter Jonas

KEEPERS COTTAGE, 6 HILLSIDE, LITTLE WITTENHAM, OXFORDSHIRE. OX14 4QX

3 bedrooms, 3 bathrooms

2 reception rooms

Conservatory

Garden room

Garage and outbuildings

SITUATION AND LOCATION

The property is situated in the pretty village of Little Wittenham in an conservation area nestled along the banks of the Thames with two chalk hills known as the Witteham Clumps The River Thames meanders nearby and there are many walks and bridleways between the country pubs. Nearby Wallingford and Abingdon have a range of shops and leisure facilities. Excellent schooling can be found in the area including a primary school in nearby Long Wittenham and the Europa School in Culham. Transport links are excellent with Didcot Parkway just 5 miles away providing a direct rail link to London, Paddington.

DESCRIPTION

Situated in the idyllic village of Little Wittenham, this attractive timber framed cottage has been sympathetically extended over the years by the current owners with much attention to detail to create a most charming and much-loved home with an enormous amount of character throughout. Aside from the location, the garden is a particular feature of the property. Extending to c.0.66 acres, it provides a most attractive setting and a haven for wildlife made up of a pretty cottage garden and an orchard with a variety of mature fruit trees. A superb Border Oak garden room is situated next to the orchard providing a peaceful and lovely place to enjoy the garden, and a perfect home office or an annexe to the main house. Internally, the entrance to the house is via a welcoming hallway with study area, sitting room off and a beautiful staircase made of local Wittenham Ash leading to the first floor. A further door from the hallway leads through to the cloakroom, utility/boot room, and the kitchen. Forming the hub of the house, the kitchen with oil-fired Rayburn opens to

A CHARMING TIMBER FRAMED SEMI-DETACHED COTTAGE WITH SUPERB BORDER OAK GARDEN ROOM SET IN 0.66 ACRES IN AN IDYLIC LOCATION WITHIN THE SMALL VILLAGE OF LITTLE WITTENHAM SURROUNDED BY OPEN COUNTRYSIDE







the dining room with the conservatory beyond providing a lovely everyday living area with an outlook over the garden. In addition, the cosy sitting room with wood burning stove is arranged at the front of the house and also connects to the kitchen. At first floor level are 3 bedrooms (2 en-suite), and the family bathroom. A boarded attic accessed via a wooden stair, provides an ideal space for a number of uses and offers the potential to create further accommodation subject to the necessary consents.

OUTSIDE

A gate opens to the pretty garden leading to the front door and gated side access to the rear and the main garden. A terrace leads off the house with areas of lawn, mature hedging, shrubs, trees, well stocked borders and a vegetable garden beyond. The remainder of the garden comprises further areas of lawn with wild flowers and an orchard with a variety of fruit trees. A five bar gate at the bottom of the orchard provides vehicular access over the neighbouring land to the main road. The impressive Border Oak garden room with study and wood burning stove in the main room, is perfectly situated to take advantage of the surroundings. Within the garden are a variety of garden sheds, a greenhouse, and workshop. In addition, a garage with storage room attached, is arranged at the side of the house along with a driveway providing parking for two vehicles.

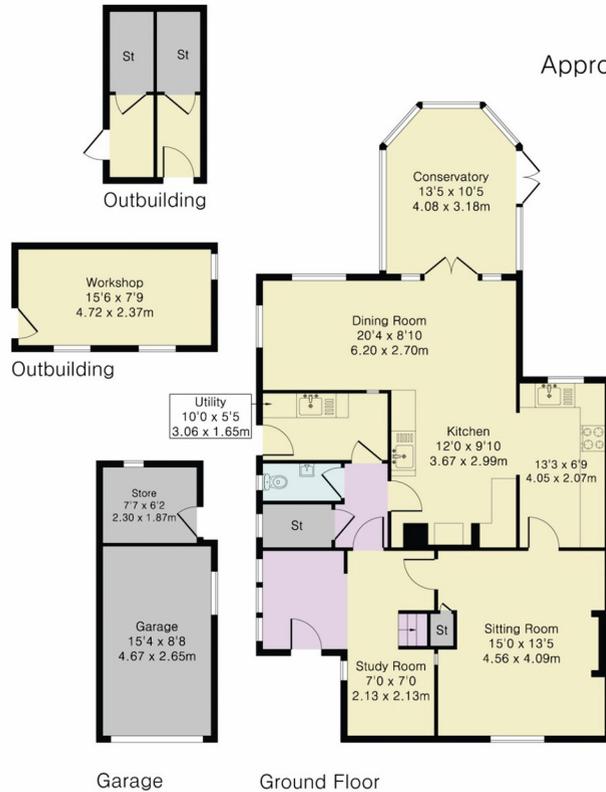
ADDITIONAL INFORMATION

Tenure	Freehold
Viewing	Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444 Services: Oil fired central heating. Solar panels for hot water. Local Authority: South Oxfordshire District Council. Council Tax: Band E

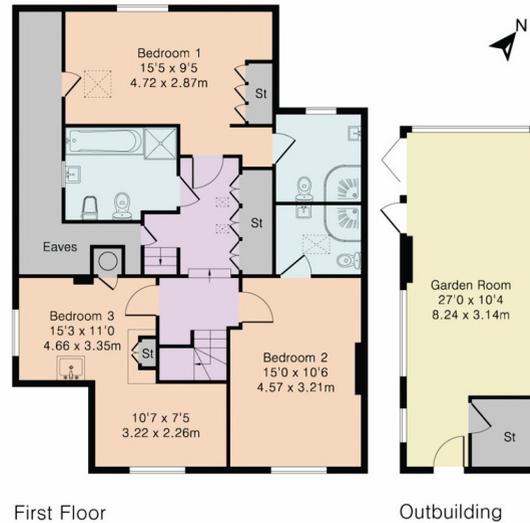
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Approximate Gross Internal Area 2522 sq ft – 235 sq m
 Ground Floor Area 1040 sq ft – 97 sq m
 First Floor Area 805 sq ft – 75 sq m
 Garage Area 181 sq ft – 17 sq m
 Outbuilding Area 496 sq ft – 46 sq m



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.

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