



Barn Cottage, Little Wittenham OX14 4RA



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A charming semi-detached Grade II listed cottage that dates from the 17th Century with later additions: set in a quiet location it is on a no-through lane in this sought after hamlet close to the renowned Wittenham Clumps. The superb accommodation includes a 17' beamed sitting room with inglenook fireplace, an 18'4 kitchen-breakfast room with vaulted ceiling, 3 bedrooms, bathroom and shower room. The rear courtyard garden enjoys a westerly aspect with gated side access. With wonderful walks on its doorstep it is just 5 miles to Didcot Parkway train station.

Tenure - Freehold

Entrance Hall: Stairs to landing, down lighters.

Sitting Room: 17' x 13'2 (excl. recess)

Brick inglenook fireplace with timber beam and brick hearth, window to front, two electric storage heaters: wall light points.

Kitchen/Breakfast Room: 18'4 x 11'9

A light and airy room with a vaulted 11'2 ceiling, double glazed windows to rear and side with a rear door and Frenchs doors to the deck. There is a terracotta tile floor, range of storage units with tiled worktops, electric ceramic hob, extractor hood and double electric oven. Further appliance space, electric storage heater, spotlights.

Study: 9'10 x 8'5 Combination of pine panelling and exposed brick with wall timbers and beamed ceiling. Brick fireplace and quarry tiled hearth with a log stove: electric storage heater.





Bedroom 3: 9'8 x 8'

Windows to rear and side, electric storage heater, beamed ceiling and wall timbers: under-stair cupboard housing hot water tank. Cupboard with space for a washing machine: shelves above, window.

Bathroom: White 3-piece suite, part tiled walls and terracotta tiled floor, window to rear, stable door: down lighters, electric storage heater.

Stairs to Landing: Wall timbers and exposed brickwork, electric storage, window to rear.

Bedroom 1: 16'11 x 9'10 (excl. wardrobe and recess)
Tall window to the front, side window: two electric storage heaters. Range of fitted wardrobes and cupboards, wall timbers.

Bedroom 2: 12'4 (incl. wardrobe) x 8'6

Tall window to the front, wardrobe and cupboards: electric radiator and electric storage heater.

Shower/Wet Room: 8'2 x 7'7

Beautifully fitted with a walk in shower, pedestal hand washbasin, and low level wc, stylish tiling with a heated floor, electric radiator, window and down lighters.

Outside

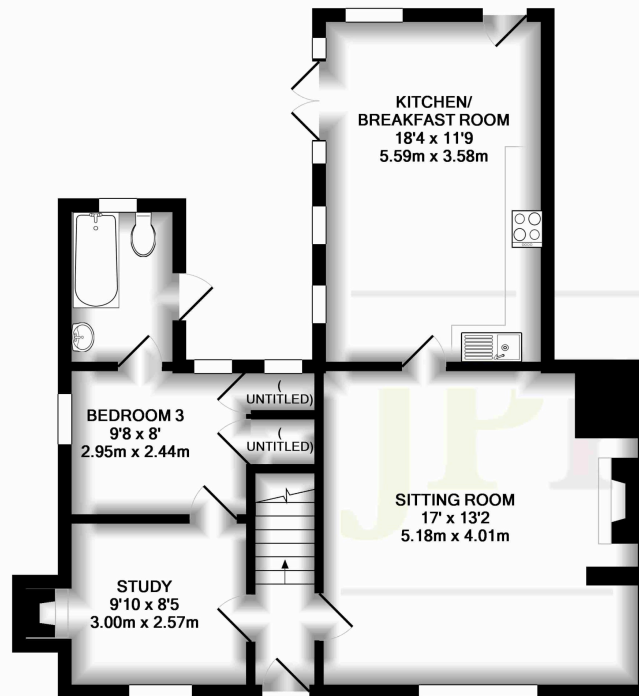
Front: Central lawn with a rose front border, side hedge and white picket fence, shingle path to front door.

Rear: Offering excellent privacy the courtyard garden is mainly laid to timber decking with space for table and chairs, fitted bench seat, side picket fence with path to front and steps up to paved courtyard at the rear. There is a garden shed and log store.

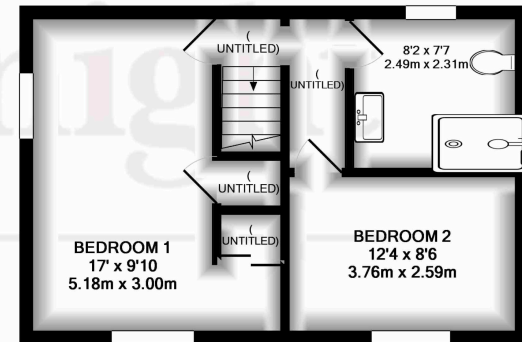


Directions

Turn right from our offices into St Martin's Street, turn left at the traffic lights into High Street, follow this over the mini roundabout into Station Road, continue to the large roundabout with the A4130 and proceed straight across. After 1.2 miles take the first right towards the Wittenhams and Appleford. After 0.6 mile turn right to Little Wittenham, follow the road for 1.1 miles, the property is on the left.



GROUND FLOOR



1ST FLOOR

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

TOTAL APPROX. FLOOR AREA 1240 SQ.FT. (115.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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