

PROPERTY AGENTS

JPKnight



Pearith Cottages, Appleford Road, Long Wittenham OX14 4PS



Pearith Cottages, Long Wittenham

Featuring delightful and far-reaching views across open farmland, a superbly presented 4 bedroom family home with private gardens and a gated drive. The property features a sitting room with fireplace, family room and an impressive kitchen/breakfast room as well as 2 bathrooms, utility room and cloakroom: outside a detached studio/store. The adjacent bridle way provides an attractive walk to the village.

The property is double glazed and has gas central heating to radiators.

Tenure - Freehold

Accommodation

Hall: 6'1 x 5'7 Stable door, window to front, wood style floor.

Sitting Room: 19' x 15'7

Window to front, fireplace with wood mantel, slate hearth and cream log stove, two radiators.

Family Room: 11'5 x 11'4

Windows to front and side, wood style floor, radiator, storage cupboard.

Inner Hall: 21'6 in length with a wood style floor, stable door to garden, stairs to landing with cupboard under, radiator.

Cloakroom: White 2-piece suite, window, radiator, wood style floor.

Utility Room: 10'4 x 4'3 Windows to rear and side, cupboards and worktops, Belfast sink, space for washing machine and tumble drier, wood style floor, radiator.





Kitchen/Breakfast Room: 19' x 18'8
 Range of storage units with wood worktops, white sink unit, integrated fridge freezer and dishwasher. Recess for a range style cooker, gas boiler, down lighters.
 Breakfast Area: Vaulted ceiling, two Velux windows, three sets of French doors to garden.

Stairs to Landing: Airing cupboard.

Bedroom 1: 23'5 x 8'10
 Windows to rear and side, two radiators: vaulted ceiling and down lighters. Dressing area with a range of wardrobes.

En Suite Bathroom: 11'3 x 8'9 Windows to rear and side, 4-piece white suite, including bath and shower cubicle, radiator, tiling, chrome radiator, vaulted ceiling.

Bedroom 2: 12'8 x 8'10 Window to front, wardrobes, cast iron fireplace, radiator.

Bedroom 3: 11'1 x 9'7 Window to front, wardrobes, loft access, radiator.

Bedroom 4: 9'3 x 8'9 Rear aspect, radiator.

Bathroom: 9'5 x 9' max. Window to rear, 4-piece white suite including bath and shower cubicle, tiling, chrome radiator and down lighters.

Outside

Rear Garden: Gated drive with a gravel parking area, there is a central lawn and paved path to the house and large terrace. To the side a laurel hedge with farmland views.

Studio/ Store: 17'9 x 8'6 Window and door to garden, with light and power.
 Lean to brick store at rear.

Front Garden: Extending to a 100ft in length and laid to lawn with established laurel and conifer hedges, path to rear.



Directions

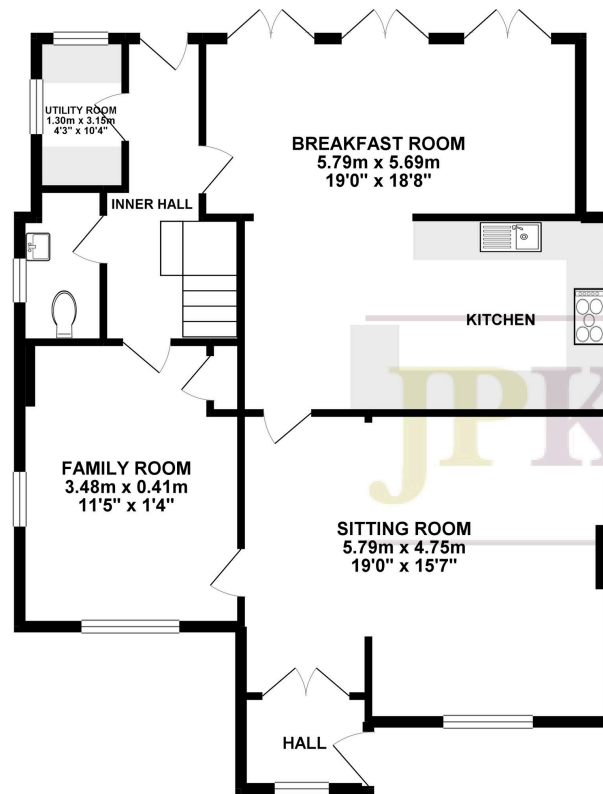
Turn right from our offices into St Martin's Street, and then left at the traffic lights by Waitrose, into High Street, follow this over the mini roundabout into Station Road, continue to the large roundabout with the A4130 and proceed straight across. Take the 1st right (after 1.2 miles) into Sires Hill, continue for 2 miles, turning left at the junction, signed Appleford/Didcot. The property is on the right after 0.75 miles.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

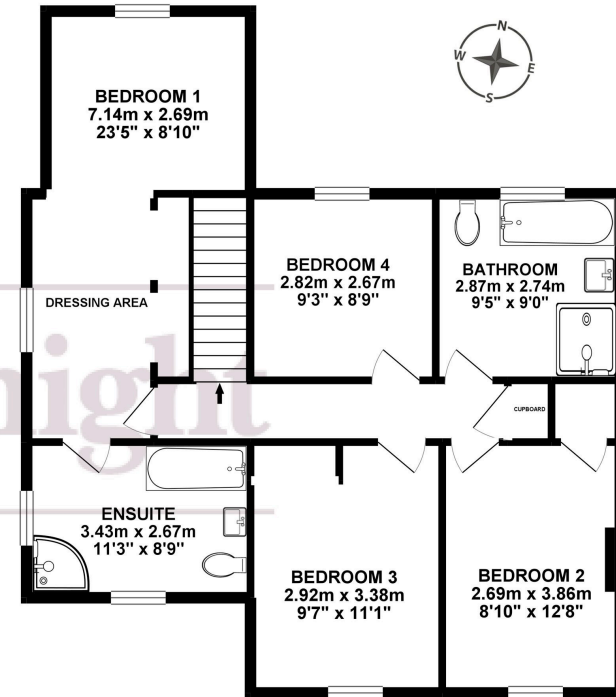
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 174.94 sq. m. (1883.00 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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