

PROPERTY AGENTS

JPKnight



High Street, Long Wittenham OX14 4QJ



High Street, Long Wittenham

An enchanting Grade II listed thatched cottage dating back to early 18th Century and situated in the conservation area of this pretty village. Replete with period detail that includes a wealth of exposed beams and timbers, leaded light windows and brick fireplace. There are 2/3 bedrooms, 2 bathrooms, sitting and dining rooms, cloakroom, boot room and a superb kitchen/breakfast room. The front entrance is set behind a private walled courtyard, the immaculate landscaped gardens extend to 115' including a gated driveway and large garage/workshop.

Tenure - Freehold

The property has gas central heating to radiators and double/secondary glazing throughout.

Entrance Hall: Window to side, ceiling and wall timbers, radiator.

Sitting Room: 17'4 x 11'9

Triple aspect, fireplace with brick surround and hearth and gas log stove, ceiling and wall timbers, 2 radiators, alcove and storage cupboard, stairs to landing.

Dining Room: 14'4 x 8'11

Double aspect, ceiling and wall timbers, under-stair cupboard, fitted bookshelves, radiator.

Inner Lobby: Door to front courtyard, wall timbers, wood floor, radiator.

Cloakroom: 2-piece white suite including basin vanity unit, window to front, wood floor, radiator.





Kitchen/Breakfast Room: 19'9 x 13'3 A beautiful range of bespoke hand painted shaker style grey and cream soft closing storage units with granite worktop and upstand, Dresser style unit, space for washing machine and tumble dryer, integrated fridge/freezer and dishwasher, double Belfast sink with Perrin and Rowe taps. Space for range cooker, integrated waste bins, large larder cupboard, wood floor, downlighters, window to rear, cupboard housing hot water tank, radiator.

Boot Room: 11'8 x 6'10 Window to side and stable door to garden, dado with tongue and groove panelling, cupboard housing gas boiler.

First floor landing: Feature window to side, ceiling and wall timbers, loft access.

Bedroom 1: 14'3 x 10'2 (excl wardrobes) View over garden to rear, ceiling timbers, double fitted wardrobes, loft access.

Bathroom: White 3-piece suite including claw foot roll-top bath with hand shower, window to front, ceiling and wall timbers, wood floor, chrome radiator.

Bedroom 2: 14'9 x 11'5 Double aspect, chimney breast with alcove to side, double fitted wardrobes, original floorboards, radiator.

Bedroom 3: 14'3 x 7'3 Double aspect, ceiling and wall timbers, radiator. Connecting door to Bedroom 1.

Inner hall: side aspect, wall timbers, radiator.

Bathroom: 14'7 x 7'2 Scaled ceilings, 4-piece white suite including claw foot roll-top bath, shower cubicle, wood floors, tiling, downlighters.

Outside

Front/Side Courtyard Garden; Walled and gated with box hedging courtyard with gravel interspersed with trees and shrub borders and timber fencing to side.

Rear Garden: Paved patio flanked with shaped borders surrounding a lawn area, feature wrought iron archway leading to gravel with flower borders and trees.

Rear access electric gated driveway with parking for several cars, box hedging, wall and timber fencing.

Garage/Workshop: 36'5 x 10'11 Power.



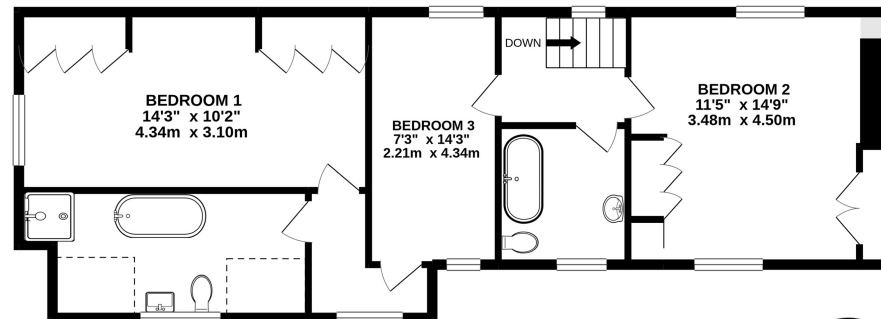
Directions:

Turn 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 right at the junction. This leads to Long Wittenham, follow the road round to the right into the High Street, the property is towards the end on the right.

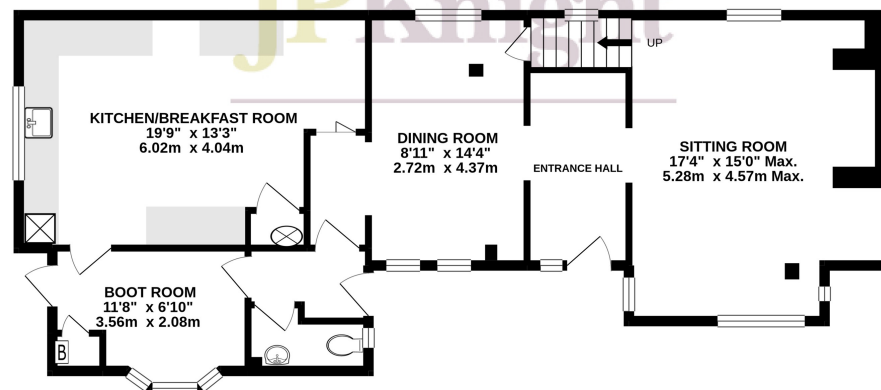
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



1ST FLOOR



GROUND FLOOR



TOTAL FLOOR AREA : 1679sq.ft. (156.0 sq.m.) 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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