



Westfield Road, Long Wittenham OX14 4RF



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A stunning family home, refurbished to an exceptional standard and tucked away in a private corner position: it has a fabulous $\frac{1}{4}$ of an acre plot abutting open farmland with wonderful panoramic views.

This beautifully appointed house has 4 bedrooms and 2 bathrooms: the living space centres around a magnificent 25' x 13' kitchen/breakfast room, it also has a 23' sitting room, 12' family room as well as cloakroom and utility room.

The property has been rewired, replumbed and has a mixture of under floor/radiator heating via a new gas boiler.



Tenure - Freehold

Accommodation

The property is double glazed with gas central heating to radiators and underfloor heating

Door flanked by side windows to:

Entrance Hall: Tiled floor, stairs to landing, radiator, two storage recesses, under stair/airing cupboard.

Cloakroom: White 2-piece suite, radiator, down lighters and window.

Kitchen/Breakfast Room: 25'11 x 13'4 Window to rear and bifold doors to terrace at side. There are an attractive range of storage units with Corian worktops including a large island with stylish wood breakfast bar, high end AEG appliances of electric oven, grill/warming draw and steam oven, induction-gas-wok hobs, rising and overhead extractors, full height fridge and freezer, inset plug points. Two radiators, downlighters.

Utility Room: Window to front door to side. Range of storage units with appliance spaces work surfaces and stainless steel sink, radiator, feature space with storage under. Gas boiler, down lighters.





Family Room: 12'1 x 8'9 Window to rear, radiator, down lighters.

Sitting Room: 23' x 14'4 Large corner window formed by 2 sets of bi-folding doors, feature recessed ceiling with a concealed variable light, window to the front, under-floor heating.

Stairs to Galleried Landing: Glass balustrade, double windows to the front, loft access, down lighters, storage cupboard.

Bedroom 1: 12'9 x 13' Fabulous panoramic views across adjacent countryside, radiator, down lighters, loft access.

En Suite Shower Room: Fitted with a white 3-piece suite, heated wood style floor, 2 windows, towel rail.

Bedroom 2: 11'10 x 10'9 Fitted wardrobe, radiator, window overlooking garden, down lighters.

Bedroom 3: Window with view, downlighters, radiator line bedroom

Bedroom 4: 8'10 x 5'9 Window to front, over-stair wardrobe, radiator and down lighters.

Bathroom: White 4-piece suite including a corner bath and separate shower cubicle, mirror with Bluetooth speakers, heated tiled floor, down lighters.

Outside

To the Front: Gravel driveway across the front of the property with parking for several vehicles, paved path with gated access to the garden.

Garage: 18' x 8' Up/over door, power and door to garden.

Rear Garden: The whole plot extends to ¼ of an acre, there is a large, landscaped garden with an extensive paved terrace to the side and rear linked by a path to the front. Steps lead up to a substantial turfed lawn with gravel pathway and 3 mature trees. The gardens are enclosed by timber fencing with side access.

Base for Outbuilding: There is a base with services laid on for a studio/workshop/ancillary accommodation. (22'6 x 14'10).



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. Take the first left into Saxons Heath then turn right into Westfield Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	76 C
39-54	E		
21-38	F		
1-20	G		

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.



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.



Approximate Gross Internal Area 1904 sq ft - 177 sq m

Ground Floor Area 1223 sq ft – 114 sq m

First Floor Area 681 sq ft – 63 sq m

