



High Street, Long Wittenham OX14 4QQ





## High Street, Long Wittenham

This fabulous Victorian family home with self-contained annex is set in a no-through road in the heart of this delightful Thameside village. Believed to date from the 1880s it was transformed from a village shop 50 years ago by the current owners.

The main house comprises 4 bedrooms and a bathroom, the living space has a drawing and dining rooms, study and a 19'6 kitchen/breakfast room with utility room: the attached annex has a bed, bathroom, living room and kitchen.

The gated drive leads to a double width carport with secure store, there are private gardens to the rear with potting shed and summerhouse.



## Tenure - Freehold

### Accommodation

The property has gas central heating to radiators. Front door to:

Hallway: Herringbone woodblock floor, stairs to landing, cupboard under (with recently installed gas boiler), radiator.  
Cloakroom: 2-piece suite, tiled floor, window, radiator.

Drawing Room: 16'10 x 16'4 Fireplace with stone surround and slate hearth, fitted log stove. Picture window to the front, corniced ceiling, radiator.

Dining Room: 12'3 x 8'10 Herringbone woodblock floor, radiator, French doors opening to garden.

Study: 10'10 x 9'7 Twin sash windows to front, wall to wall range of cupboards, radiator.

Kitchen/Breakfast Room: 19'6 x 8'10 A bright room with 2 windows and door to the garden. It has a range of bespoke 'Pippy Oak' storage units with granite worktops and inset sink, electric hob, extractor hood, double electric oven, microwave, dishwasher. 'Limestone' tiled floor, downlighters, 2 radiators, serving hatch to dining room.







Utility Room: 11'4 x 5'1 Window and door to the side. Extensive range of cupboards, sink and worktops, appliance spaces. 'Limestone' style floor.

Stairs to Landing: Sash window to side, access to a substantial loft space.

Bedroom 1: 16'2 x 13'2 It features an oriel bay window to the front, wood floor, radiator, corniced ceiling.

Bedroom 2: 14'1 x 11'3 Two sash windows to the front, cast iron fireplace, radiator, walk-in wardrobe flanked by hanging rails.

Bedroom 3: 12'4 x 9'10 Sash window to side, radiator.

Bedroom 4: 13'3 x 8'10 Rear aspect, radiator, cast iron fireplace.

Bathroom: 9' x 9' Fitted with a white 5-piece suite incl. bath, shower cubicle and bidet, tiling, radiator and window. Airing cupboard.

#### Outside

To the Front: Stone wall to the front boundary with a gravel path and side gate to the rear garden.

Potting Shed: 9'7 x 6' Brick built with dividing wall, the rear used to be an outside WC, side window.

Log Summerhouse 9'7 x 9'6 Flanked by double glazed windows with central French doors.

Double width carport: 16'10 x 15'5 Concrete base, light and power, a long drive leads to the side of the house to the road, twin wrought iron gates.

Store: 15'4 x 7'6 Light and power and door to carport.

#### Self-Contained Annex (with separate meters)

Kitchen: 8'11 x 6'7 Cupboards with worktops, sink, electric ceramic hob, extractor hood and electric oven. Airing cupboard.

Living Room: 14'3 x 12'7 Window and twin French doors, herringbone wood block floor, gas heater.

Utility cupboard with stacking space for washing machine and tumble dryer.

Stairs to Landing.

Bedroom: 12'7 x 8'8 Casement door to Juliet balcony, velux window, fitted wardrobes, wall mounted gas heater.

Bathroom: White 3-piece suite, tiling, wood style floor, velux window.

Rear Garden: A well-maintained central lawn bordered by mature shrubs and central silver birch, brick well, raised area to the rear and a paved brick block paved terrace with a gravel path linking the side of the house to the driveway. The gardens are enclosed by combination of brick walling and timber fencing. Gravel path to the side with two garden sheds and a small area of lawn.



**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 and at the right hand corner turn off left into the High Street, the house is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
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.



**Approximate Gross Internal Area 2421 sq ft - 225 sq m**

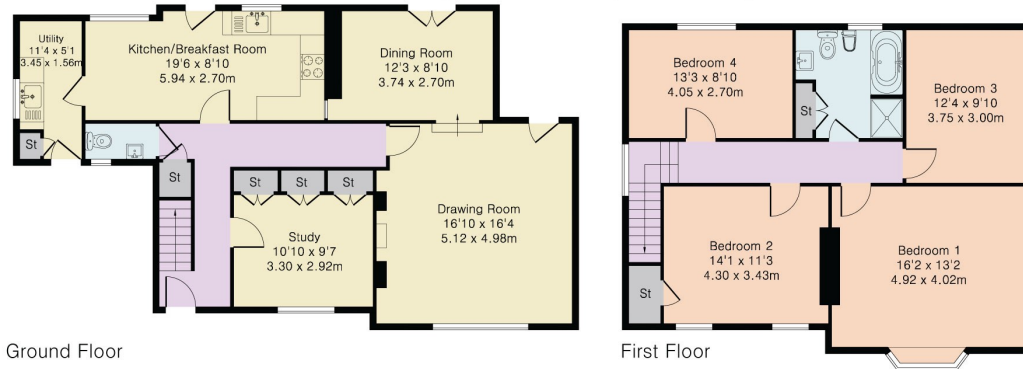
Ground Floor Area 913 sq ft – 85 sq m

First Floor Area 827 sq ft – 77 sq m

Ground Floor Annex Area 241 sq ft – 22 sq m

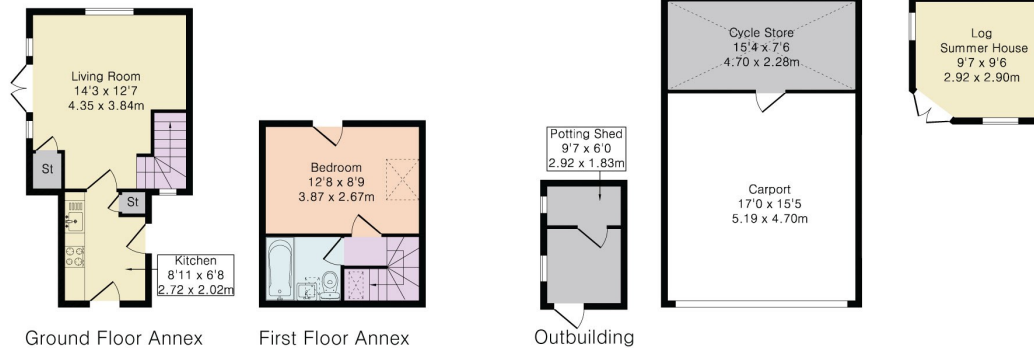
First Floor Annex Area 180 sq ft – 17 sq m

Outbuilding Area 260 sq ft – 24 sq m



Ground Floor

First Floor



Ground Floor Annex

First Floor Annex

Outbuilding