

Evelegh's,
High Street, Long Wittenham,
Oxfordshire, OX14 4QH



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3,447 sq ft (320.3 sq m) | Six/seven bedrooms
Period character | Excellent potential | Exquisite gardens
Private dock and frontage to River Thames | Good access
to Wallingford, Didcot, Abingdon, Oxford, A40 and A34
Freehold | Residential
Guide price £1,600,000

A substantial period home offering exciting potential, with exceptional gardens and direct river access.

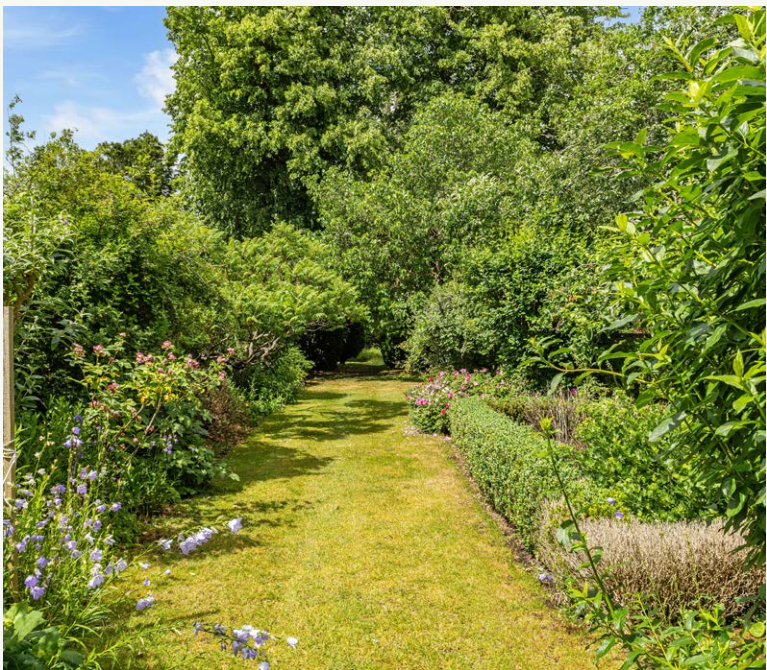
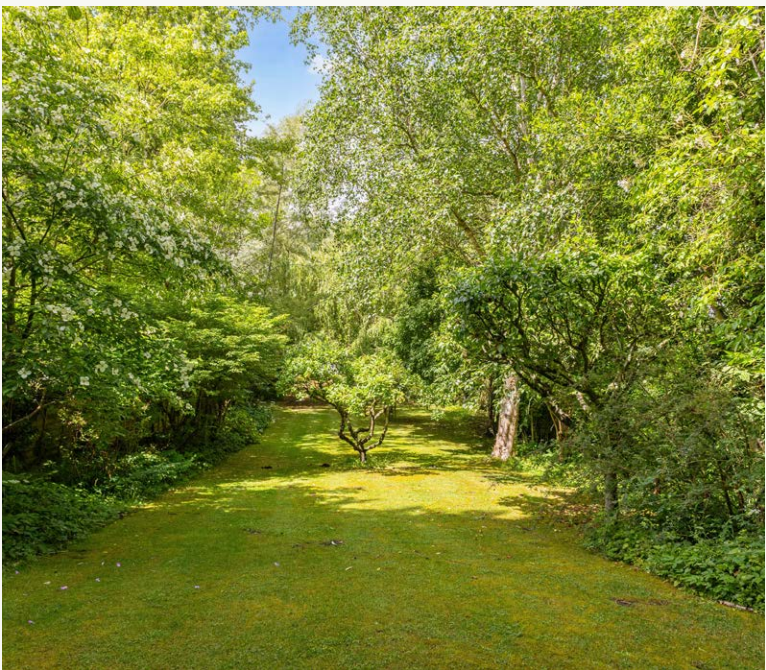
Originally built in 1780, and subsequently enlarged and upgraded over the years to a high standard, Evelegh's is a handsome, well-built home offering carefully-proportioned accommodation arranged over four floors. While ready for modernisation, it presents an exciting opportunity for a new owner to update and personalise a characterful village house in a truly remarkable setting.

To the front of the house there is a dual-aspect sitting room featuring a bay window and open fireplace; good sized study; dual-aspect dining room with open fireplace and glazed double doors opening onto the terrace with views of the garden. The kitchen retains a traditional arrangement, with space for informal family dining, positioned to overlook the magnificent gardens beyond, with a double door opening directly onto the terrace. The adjoining utility room adds practicality, while the cellar, currently housing freezers and kitchen storage units offers further scope for enhancement or conversion into a distinctive feature space.

The first floor comprises the principle double bedroom with an ensuite bathroom, three further double bedrooms, two family bathrooms, a separate WC and an additional bedroom accessed via a neighbouring bathroom. On the second floor, two further good-sized rooms provide space for 2 double bedrooms, with potential for conversion to separate accommodation, (subject to necessary consents). It is currently used as artist's studio/ workshop.

Set behind a low wall, with mature hedging, the house presents attractive brick-and-render elevations beneath a clay-tiled roof. To one side, a gravel driveway provides convenient off-road parking. The elegant rear gardens of more than 0.5 acres stretch for over 200 metres to the banks of the River Thames. The gardens have been meticulously designed and maintained to create a landscape of outstanding beauty and year-round interest.

Award-winning lawns are framed by carefully curated planting, specimen trees and mature shrubs, creating a succession of colour, texture and structure throughout the seasons.



At the water's edge, a magnificent weeping willow creates a tranquil focal point and a wonderfully secluded spot from which to enjoy the views up and down stream. With access to the River Thames via the private dock plus river frontage, this idyllic riverside retreat offers the opportunity to enjoy boating and life on the water from your own garden. Supporting the grounds are three sheds providing excellent storage together with a greenhouse, making the property equally well suited to keen gardeners and those looking to further cultivate this remarkable outdoor space.

In 2012, Evelegh's Garden won Britain's Best Lawn and a BBC interview with a short video of the garden can be seen by clicking the following link or pasting it in your search engine: <https://www.bbc.co.uk/news/av/uk-england-oxfordshire-19346420>

Location

Evelegh's occupies a prime position in Long Wittenham High Street, with gardens going down to the River Thames. Nestled between the Chiltern Hills and Berkshire Downs, the surrounding countryside offers exceptional opportunities for walking, cycling and outdoor pursuits, with nearby Wittenham Clumps providing some of the area's most celebrated views.

The village enjoys a strong sense of community and offers a range of clubs, and everyday amenities, including a primary school, village hall, the Plough pub and excellent Indian restaurant. More comprehensive shopping, leisure and healthcare facilities can be found in nearby Didcot, Wallingford and Abingdon.

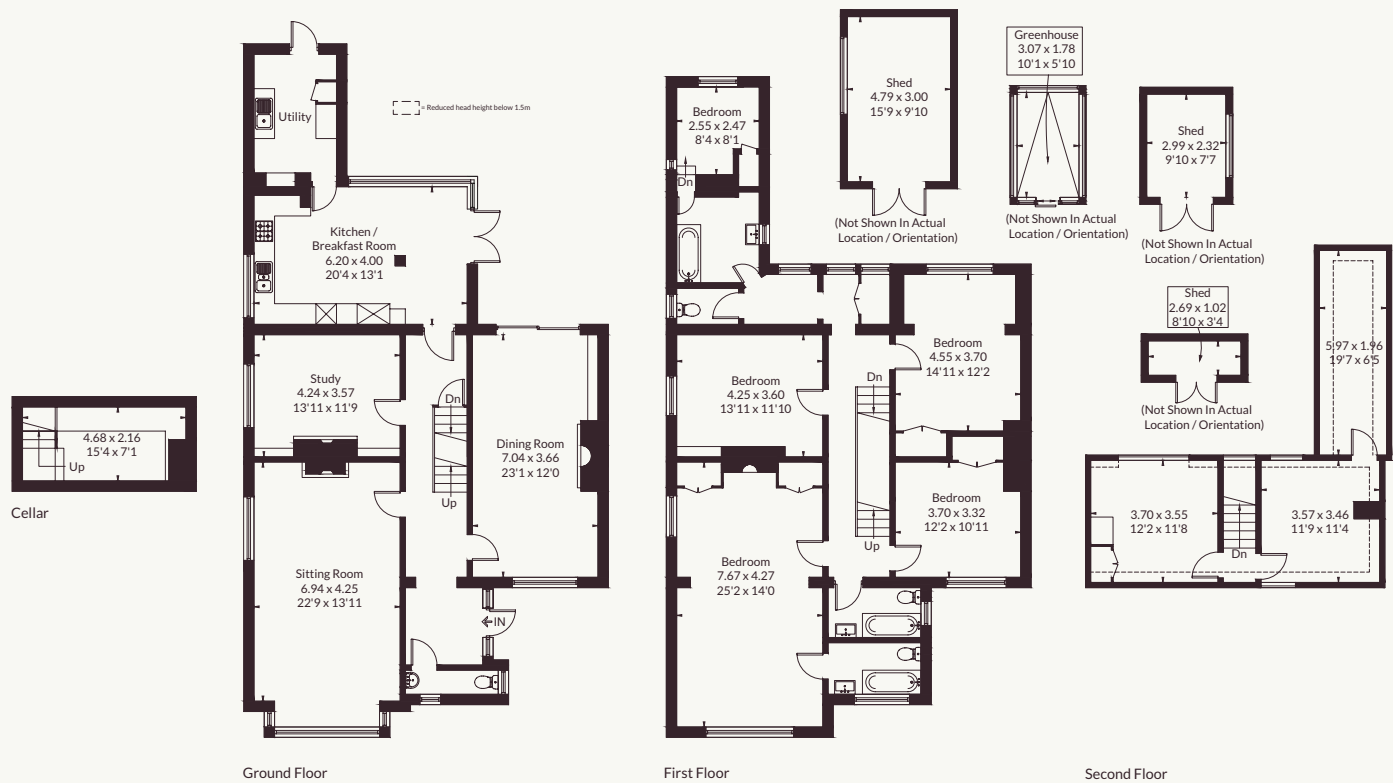
Long Wittenham is particularly well placed for commuting, with Didcot Parkway less than four miles away, providing direct services to London Paddington (from approximately 37 minutes) and countrywide. Oxford lies less than nine miles to the north west. There is an off-road purpose-built cycle track to Didcot. The area is also renowned for its excellent educational facilities, with a number of highly regarded independent and state schools within easy reach.

General

Local Authority: South Oxfordshire District Council
Services: Mains water, drainage and electricity: Gas-fired central heating: double glazing.
The Environment Agency rate the village as being at 'Very low risk of flooding'
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Approximate Floor Area = 314.9 sq m / 3389 sq ft (Including Cellar)
Outbuilding = 5.4 sq m / 58 sq ft (Excluding Sheds)
Total = 320.3 sq m / 3447 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109604

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