Foliejon,
Letcombe Regis, Wantage

Strutt & Parker

Land and property. Since 1885.

A four-bedroom period property set in charming private grounds in the village of Letcombe Regis.

Property description

Located on the edge of the village and surrounded by rolling countryside, Foliejon is a wonderful, detached period property, thought to date from the 18th century and later extended to create a substantial family home. The property offers an enviable setting bordered by historic walls, mature trees and landscaped gardens through which a gentle brook passes.

The accommodation is both versatile and inviting, with traditional tasteful interiors. The attractive entrance hall makes a wonderful first impression. It features engineered wood flooring and an elegant staircase, with a cloakroom tucked to one side. There are four reception rooms including a family room featuring French doors opening onto the garden, a dual-aspect dining room with a wonderful, curved bay window, and a snug which flows through French doors into the elegant sitting room – a spacious, light-filled room centred around a stunning neoclassical-style marble fire surround. The traditional kitchen is fitted with bespoke light-painted cabinetry and enjoys a range of integrated appliances including a Miele oven, dishwasher and Aga. Terracotta tiled flooring complements the traditional feel, while a separate utility room provides practical laundry space.

Upstairs, the principal bedroom suite enjoys a wonderful bay window overlooking the gardens and features built-in wardrobes, a separate dressing room and an en suite bathroom. There are three further bedrooms, two of which are generous doubles with built-in storage, served by a traditional-style family bathroom and a smart shower room.

Set behind historic red brick walls and approached via wrought iron electric gates with intercom access, the property is revealed at the end of a sweeping driveway, lined with charming carriage lamps and offering ample parking. Leafy green views surround the house in every direction, while beautifully landscaped gardens unfold across multiple levels and distinct areas. Lawns wrap around the property, interspersed with mature planting and specimen trees that provide privacy, character and dappled shade. To the rear, a gentle brook meanders through, enhanced by delightful aquatic plantings including yellow flag iris. There is also a charming painted footbridge.

The paved south-east facing terrace provides a glorious setting from which to enjoy the tranquil vista across these exceptional gardens. Tucked to one side, a greenhouse with electricity and water offers an ideal space for cultivating vegetables and plants.

The detached garage with electric door is adjacent to the converted annexe, which offers superb accommodation for guests or extended family. It comprises a wonderful open-plan living space with a kitchenette, incorporating an integrated microwave and electric hob, together with a ground floor cloakroom. A fully glazed aspect frames the garden views, while upstairs the bedroom is served by a smart shower room.

Location

Letcombe Regis is a picturesque village in Oxfordshire, located just to the south-west of Wantage at the foot of the Berkshire Downs and close to the Ridgeway. The village enjoys a strong local community and a quintessential rural setting, with amenities including a pub, church, village hall and immediate access to extensive countryside walking, riding and cycling routes.

Nearby Wantage provides a comprehensive range of everyday facilities including supermarkets, independent shops, cafés, pubs and restaurants, all centred around its historic market square and attractive town centre. Further extensive shopping, leisure and cultural amenities can be found in Oxford and Newbury. The area is well served by highly regarded primary and secondary schooling, with a number of popular options in Wantage and the surrounding villages.

Letcombe Regis is well connected for commuters. The A34 is easily accessible, providing links north to Oxford and south towards the M4 at Newbury and the M40 to the north-east. For rail travel, the nearest station is Didcot Parkway, approximately 11 miles away, offering fast and frequent services to London Paddington as well as connections to Oxford, Reading and the wider national rail network.

Postcode region: OX12

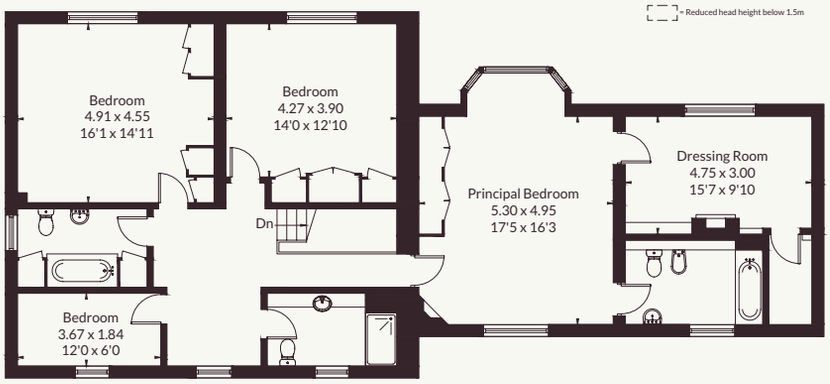
General

Local Authority: Vale of White Horse District Council
Services: Mains electricity, drainage and water. Oil-fired central heating.
Council Tax: Band H
EPC Rating: E
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

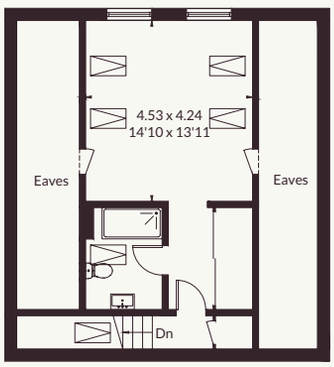
3,065 sq ft (284.8 sq m)
Four bedrooms
Character property
Garage and self-contained annexe
Driveway parking
Charming, landscaped gardens
Freehold | Residential

Guide price £1,495,000

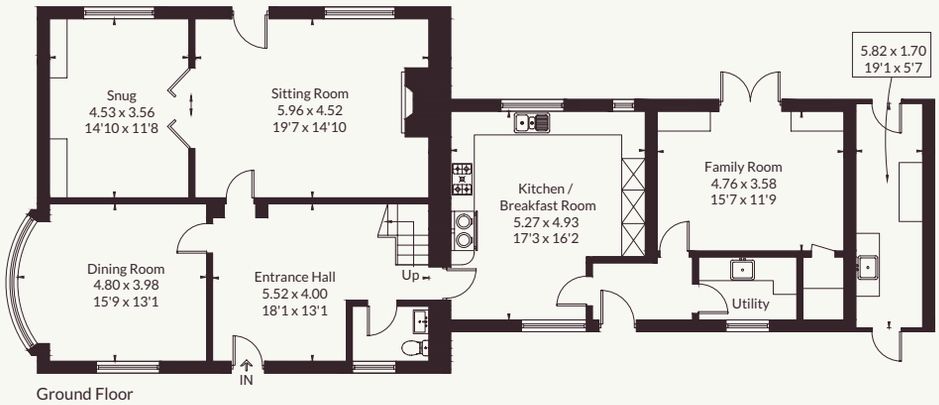
Approximate Floor Area = 284.8 sq m / 3065 sq ft
Outbuilding = 138.6 sq m / 1492 sq ft
Total = 423.4 sq m / 4557 sq ft



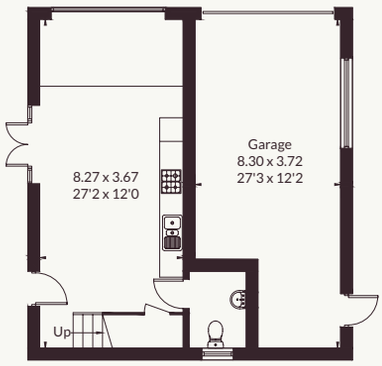
First Floor



Outbuilding - First Floor



Ground Floor



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)

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 #107611

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