

## THE DOVECOTE, LONG WITTENHAM, OXFORDSHIRE, OX14 4QN



- Available Late May
- Furnished
- Access to the River Thames with use of Private Jetty
- Barn Conversion With Period Features
- Five Acres of Privately Maintained Grounds
- Secure Gated Development

£2,500 per month + permitted payments \*

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.





### PROPERTY DESCRIPTION

A stunning Grade II listed barn conversion within a gated development, period features, with exposed brickwork, occupying 5 acres of maintained private grounds, mainly laid to lawn with access and mooring on the River Thames. Fully furnished. Excellent for professionals who would be commuting into the city of London or further afield for job purposes.

### LOCAL INFORMATION

Long Wittenham is a quiet rural village which includes two village inns and the Church of St. Mary. The nearby market towns of both Wallingford and Abingdon provides a wide range of local shopping and leisure facilities. Travel links in the area are excellent with Didcot about 4 miles away providing fast train links to London Paddington in approximately 45 minutes and the A34. Junction 6 of the M40 is 10 miles away and Junction 8/9 of the M4 is about 17 miles to the south east.

There is a C of E primary school in the village. Other schools in the area include Moulsoford Preparatory School and Cranford House School, along with the Abingdon schools of The Manor, St.Helen's, Abingdon School and Cothill.

### ACCOMMODATION

Ground Floor Accommodation Comprises; Entrance Hall, Dining Room and Modern Fully Fitted Kitchen/Breakfast Room.



First Floor Accommodation Comprises; Living Room and One Double Bedroom with Steam Room en suite Shower.

Second Floor Accommodation Comprises; Master Bedroom with fitted wardrobes, vaulted ceiling and newly fitted bathroom with spa bath and shower.

#### **OUTSIDE SPACE**

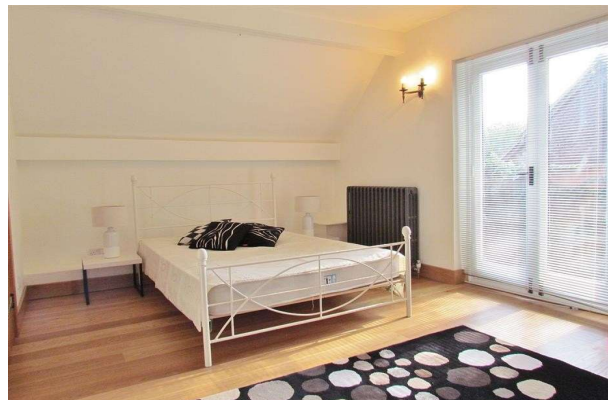
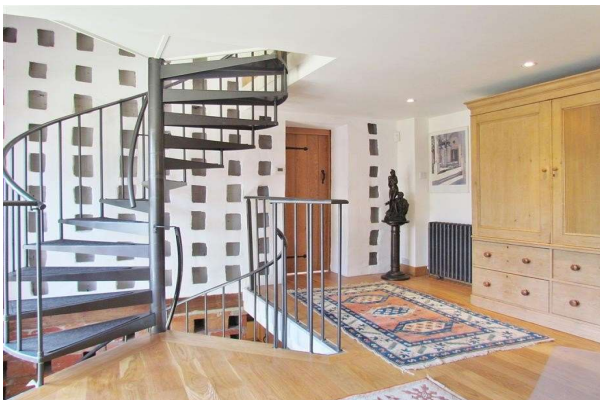
5 acres of maintained private grounds, mainly laid to lawn with access to the River Thames. Private gravel driveway with electric gates for secure parking.

#### **LOCAL AUTHORITY and SERVICES**

Gas, Water & Electric

#### **IMPORTANT NOTICE**

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.



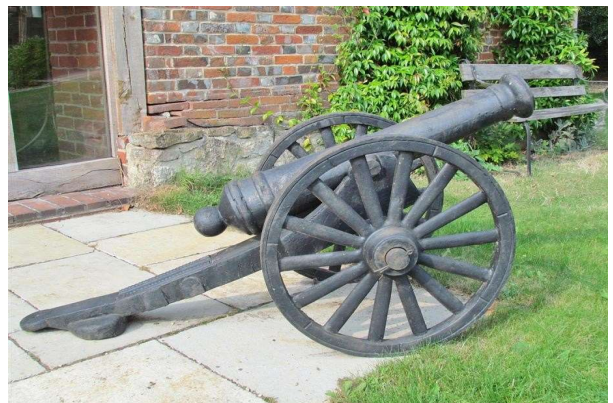


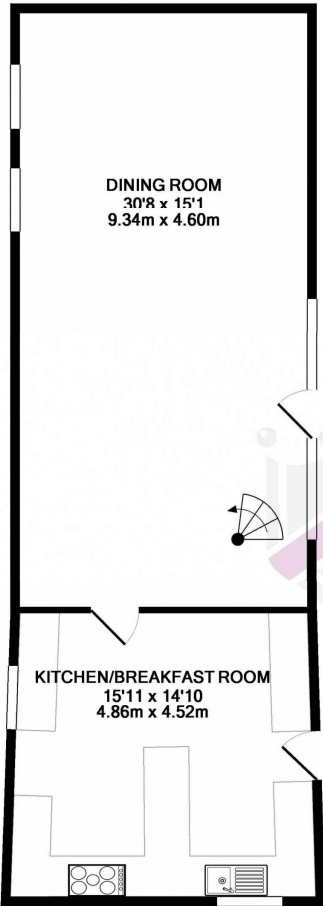
## DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

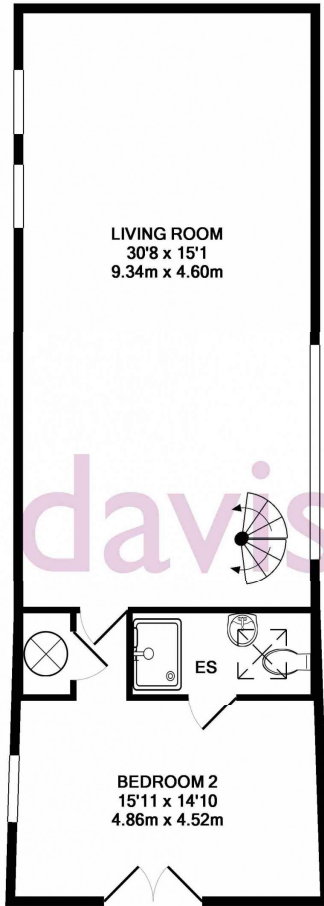
## REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

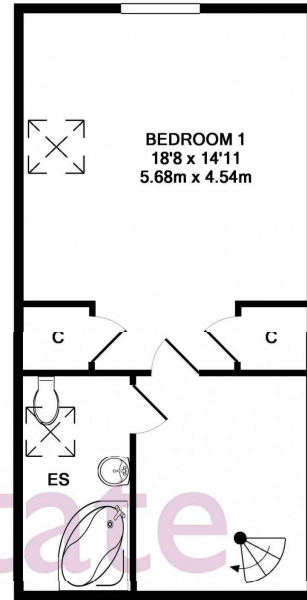




GROUND FLOOR  
APPROX. FLOOR  
AREA 693 SQ.FT.  
(64.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 693 SQ.FT.  
(64.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 446 SQ.FT.  
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1832 SQ.FT. (170.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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