

# GREENWAYS

## PRICE

£1,250,000



A superb Victorian family house in one of the area's most sought after villages

## ADDRESS

Greenways  
Long Wittenham  
Abingdon  
Oxfordshire, OX14 4PZ

## LOCAL

The Plough, Long Wittenham  
The Vine & Spice, Long Wittenham  
The Chequers, Burcot

## TOWNS & TRAIN STATIONS

Abingdon 5.6 miles  
Wallingford 5.5 miles  
Oxford 9.5 miles  
Didcot Parkway Station 3.9 miles ➡  
London Paddington from 37 mins

THE  
COUNTRY  
HOUSE  
DEPT.

51.7950° N - 1.8839° W



## ABOUT THIS HOUSE

### GENERAL

6  
BEDROOMS

4  
BATH/SOWER  
ROOMS

3  
RECEPTION  
ROOMS

SERVICES	Mains water, electricity and drainage. Mains gas central heating.
EPC	D
COUNCIL TAX	Band G
LOCAL AUTHORITY	South Oxfordshire District Council, 01235 422422

### HOUSE AND GROUNDS

Greenways is a substantial and attractive Victorian family house with bags of character. At over 3,750 sq ft of accommodation, this 5/6 bedroom house is awash with glorious Victorian features. Highlights include the beautiful tiled floors in the hallway, with stained glass windows either side of the imposing front door. The proportions throughout are excellent with high ceilings and masses of natural light owing to the large sash windows. There is period cabinetry throughout, numerous original fireplaces and the most impressive original range oven in the kitchen, which is not currently used.

Whilst there is an unspoilt character, the current owners have brought the property into the 21st century with light and modern interiors which are sympathetic to the original period. A guest bedroom and en suite bathroom were added to the second floor in 2016 and there is additional planning consent to enlarge the master bedroom and kitchen. Planning consent was granted in June 2020, planning reference: P20/S1485/HH with South Oxfordshire District Council.

There is ample parking at the front of the property with a garden laid mostly to lawn at the rear and a large and attractive terrace which is accessed via the garden room and ideal for entertaining.





## ABOUT THIS AREA

### OUR THOUGHTS ON LONG WITTENHAM

Long Wittenham is one of South Oxfordshire's most highly regarded and sought after villages. An attractive village with many period and thatched properties, there is a real sense of community. This is very much a village which retains the best qualities of traditional village life. Perched on the banks of the River Thames, the Plough pub is within walking distance from Greenways and there is also an excellent Indian restaurant, The Vine & Spice located on the High Street.

Commuting to London or Oxford couldn't be easier. Long Wittenham is exceptionally well placed, with Didcot Parkway Station less than 4 miles away and trains to London Paddington from 37 minutes. A cycle path runs directly from Long Wittenham to Didcot.

Long Wittenham is equidistant from the two Thameside market towns of Abingdon and Wallingford, with their desirable settings and attractive architecture – both offer market town living at its finest. Oxford itself is less than 10 miles away.

Bordered by the rolling Chilterns on one side and the magnificent Berkshire Downs on the other, the surrounding countryside is idyllic with inexhaustible options for lovers of the outdoors, with the highlight being the neighbouring Wittenham Clumps.

There is a wide and excellent choice of both state and private schools, including a Primary School within Long Wittenham.







Breakfast Room



Sitting Room

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The house is awash with glorious Victorian features.



Hall



DAVID CAMERON  
NIKI LAUDA  
TOTAL COMPETITION  
VAN BUREN  
LEE CHILD  
AVASTAR COOK  
LEE CHILD  
BEN FOGLE  
EDDIE JONES



Bedroom



Bathroom



Bedroom

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The proportions throughout are excellent with high ceilings and masses of natural light





Terrace



Garden

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In recent years the property has been extended and completely renovated by the current owners.



Front Door



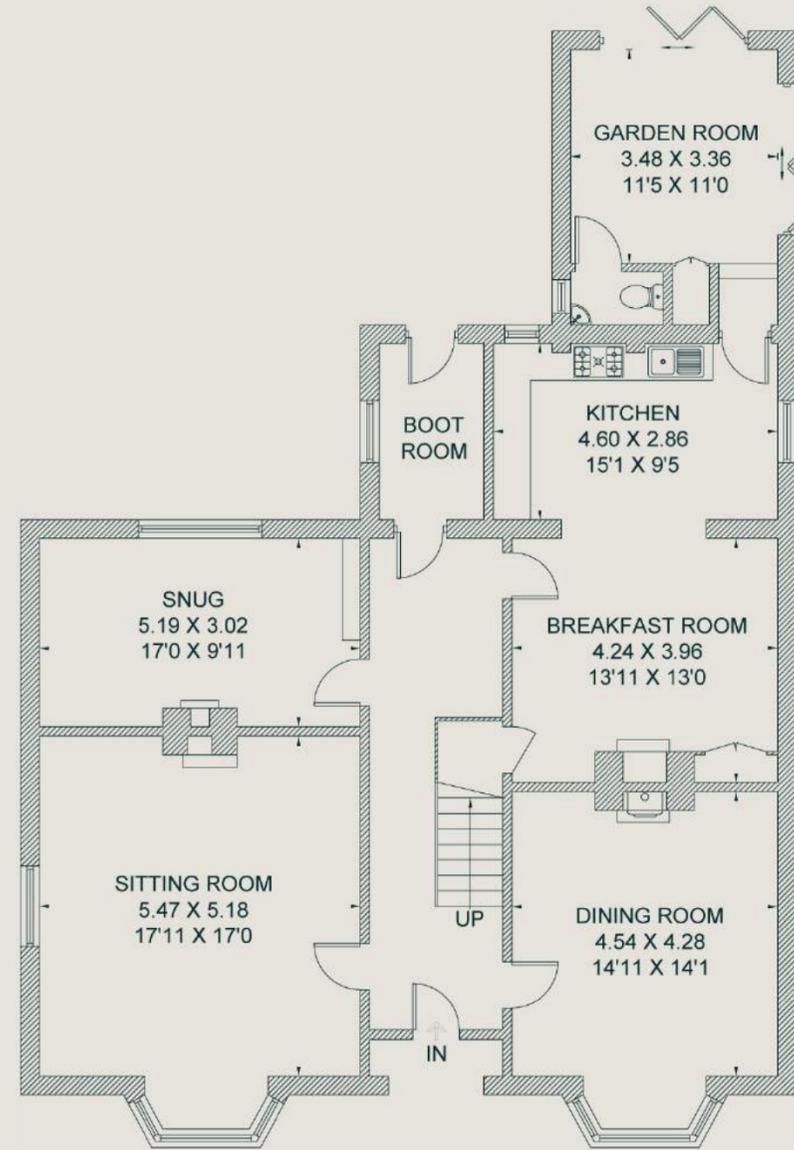
# FLOOR PLAN

364.3 sq m / 4,021 sq ft  
TOTAL

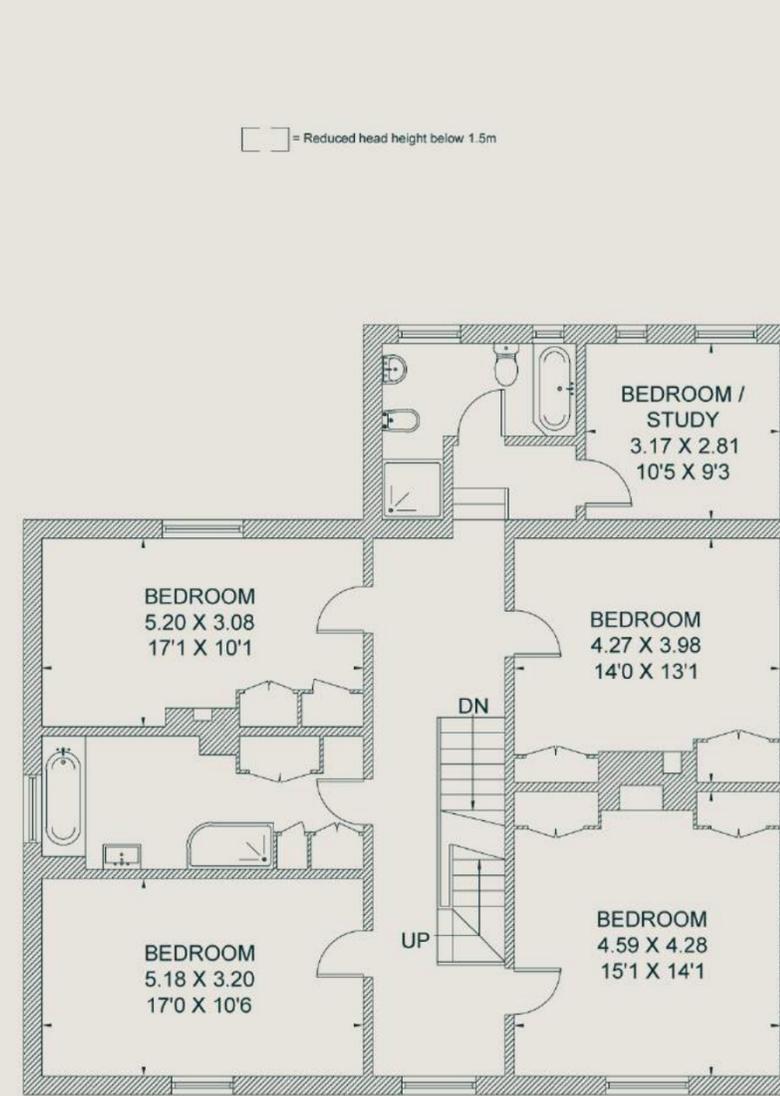
348.9 sq m / 3,755 sq ft  
MAIN HOUSE (INCLUDING EAVES)

15.4 sq m / 166 sq ft  
GARDEN STORE

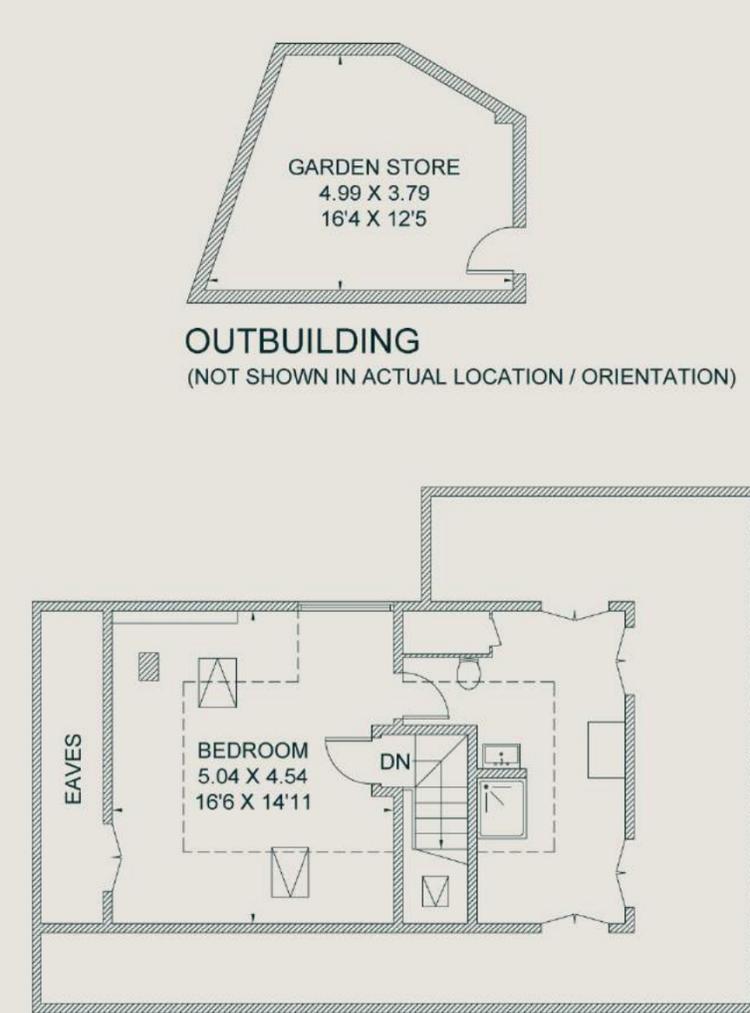
*For identification purposes only.*



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING  
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

= Reduced head height below 1.5m



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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 268027



AREA GUIDE

# Oxfordshire

51°38'21.6"N 1°12'47.0"W

**WALKING** Wittenham Clumps

Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths

**EATING OUT** Le Manoir aux Quat'Saison

Described as “a twist of imaginative genius”, Raymond Blanc’s vision for Le Manoir aux Quat’Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

**EVENT** Henley Royal Regatta

A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July

**DAY OUT** Blenheim Palace

Blenheim Palace, a monumental country palace in Woodstock. The palace, one of England’s largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.



Blenheim Palace

**SPOTLIGHT**

From the Riverside glamour of Henley in the South to Banbury’s glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country’s finest restaurants and retreats, including Raymond Blanc’s two Michelin starred Le Manoir aux Quat’Saison and the renowned Soho Farmhouse. Lover of the outdoors are spoilt such as walking along the banks of the Thames, which winds its way through the heart of the county.



Wittenham Clumps

THE  
COUNTRY  
↔ HOUSE  
DEPT.

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