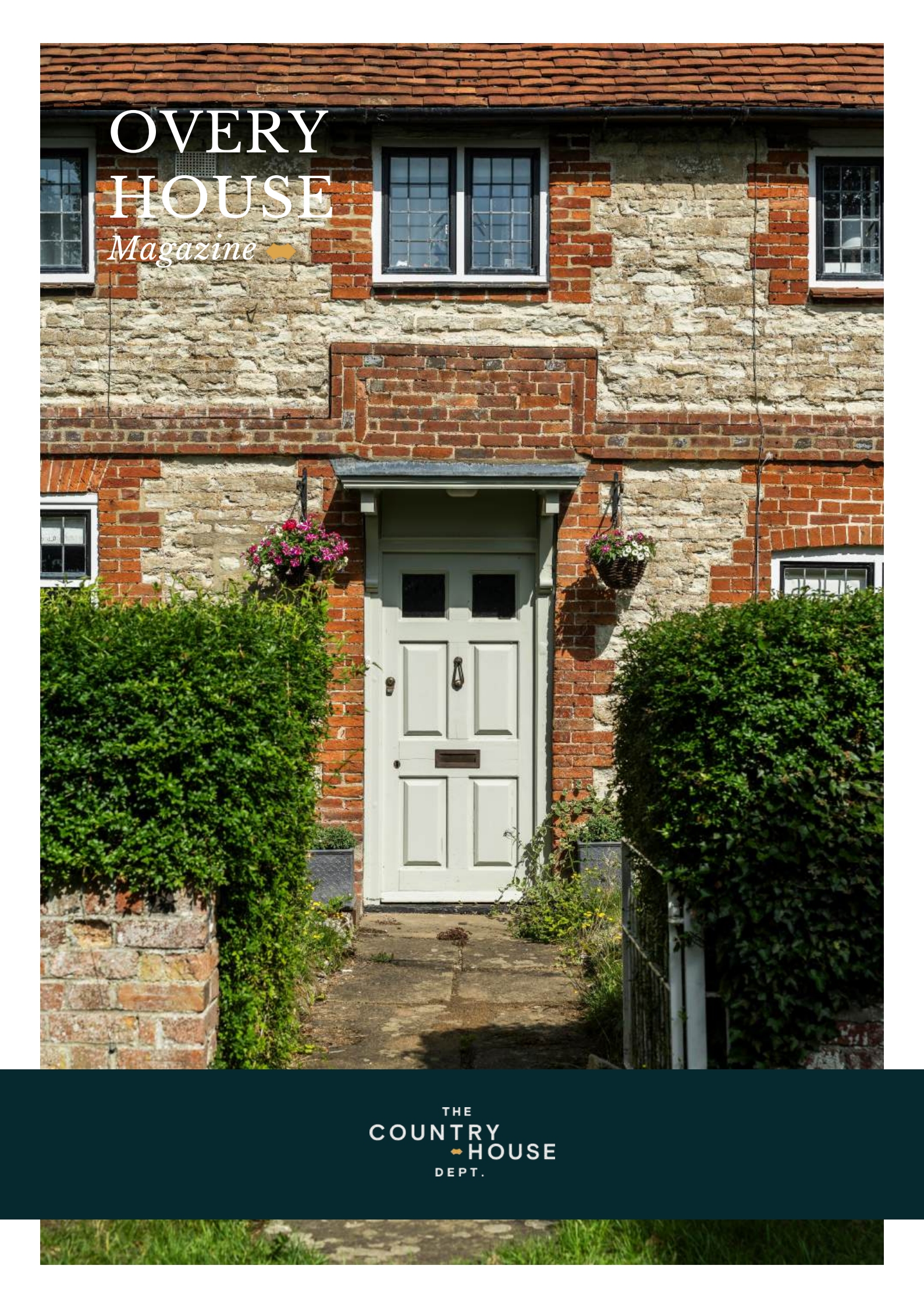


A photograph of a traditional stone and brick house. The house features a mix of light-colored stone and red brickwork. A white door with a small window and a brass handle is centered on the ground floor. Above the door is a small brick archway. Two flower baskets hang on either side of the door. The house has several windows with white frames and dark panes. The roof is made of red tiles.

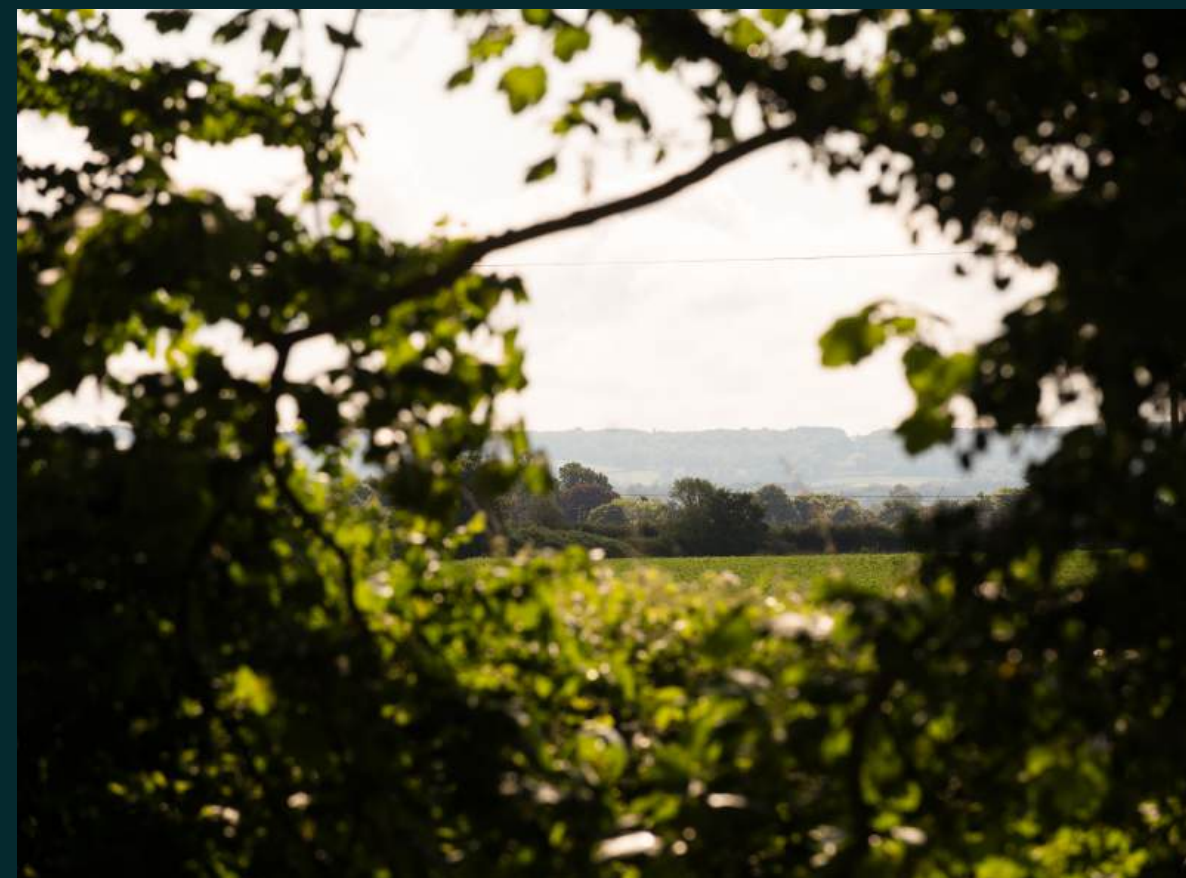
OVERY HOUSE

Magazine ➔

THE
COUNTRY
➔ HOUSE
DEPT.



ABOUT THIS HOME

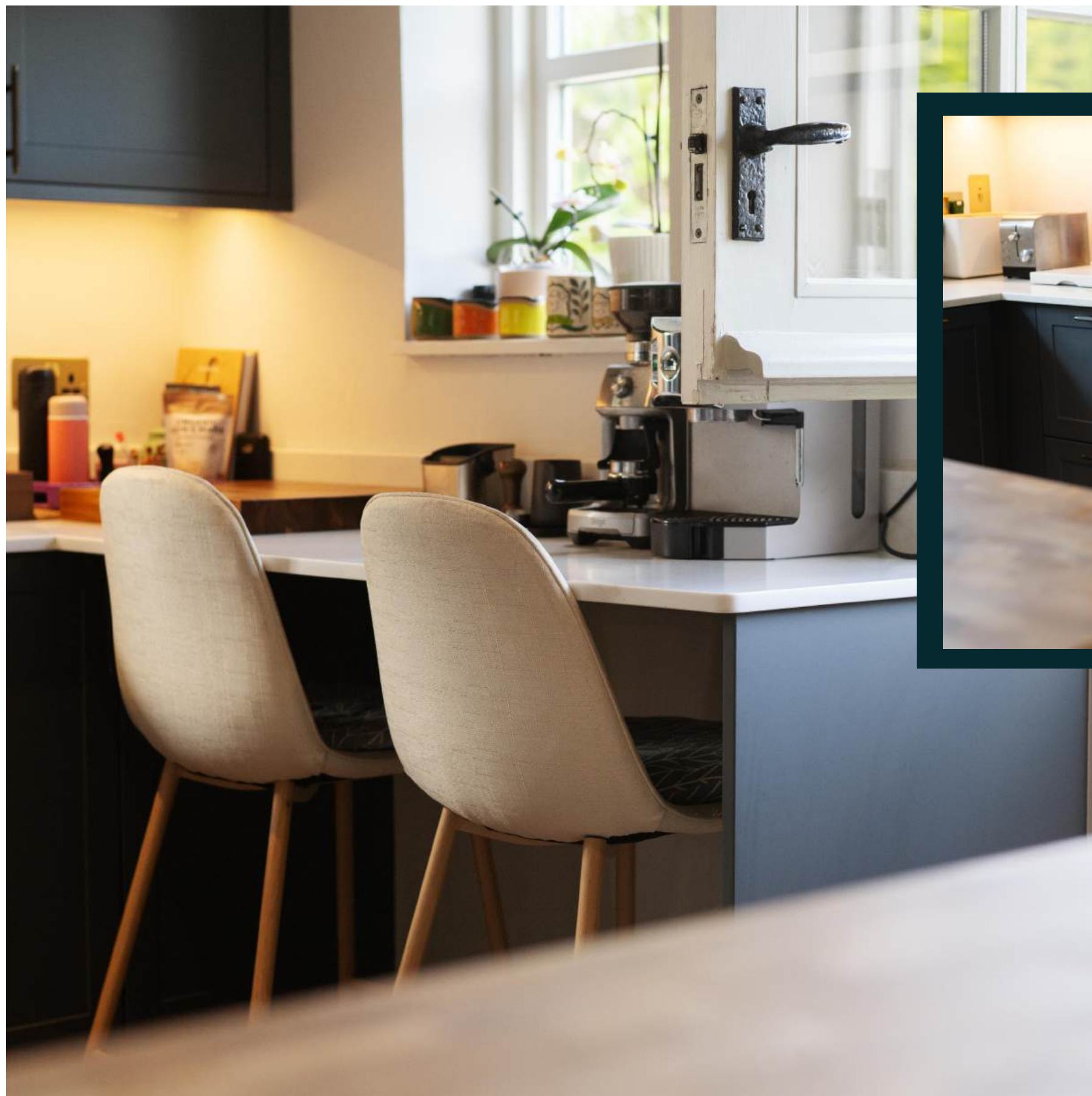


Situated in a superb rural setting and only a stone's throw from the desirable village of Dorchester-on-Thames, sits Overy House. A beautiful Grade II Listed farmhouse that was built in 1704 complete with over two acres of gardens and grounds.

The house has evolved over the years and has been improved and beautifully maintained by the current owners. The end result is a wonderful home, perfect for family living or entertaining, that includes five bedrooms, three bathrooms, a well-appointed kitchen and four reception rooms, all with great proportions and well placed to overlook the grounds and fields beyond.



ABOUT THIS HOME



There is an abundance of period features throughout including attractive, beamed ceilings and magnificent open fireplaces. In addition to the main house there is a double garage with potential for conversion (subject to the necessary consents) and a stable block.

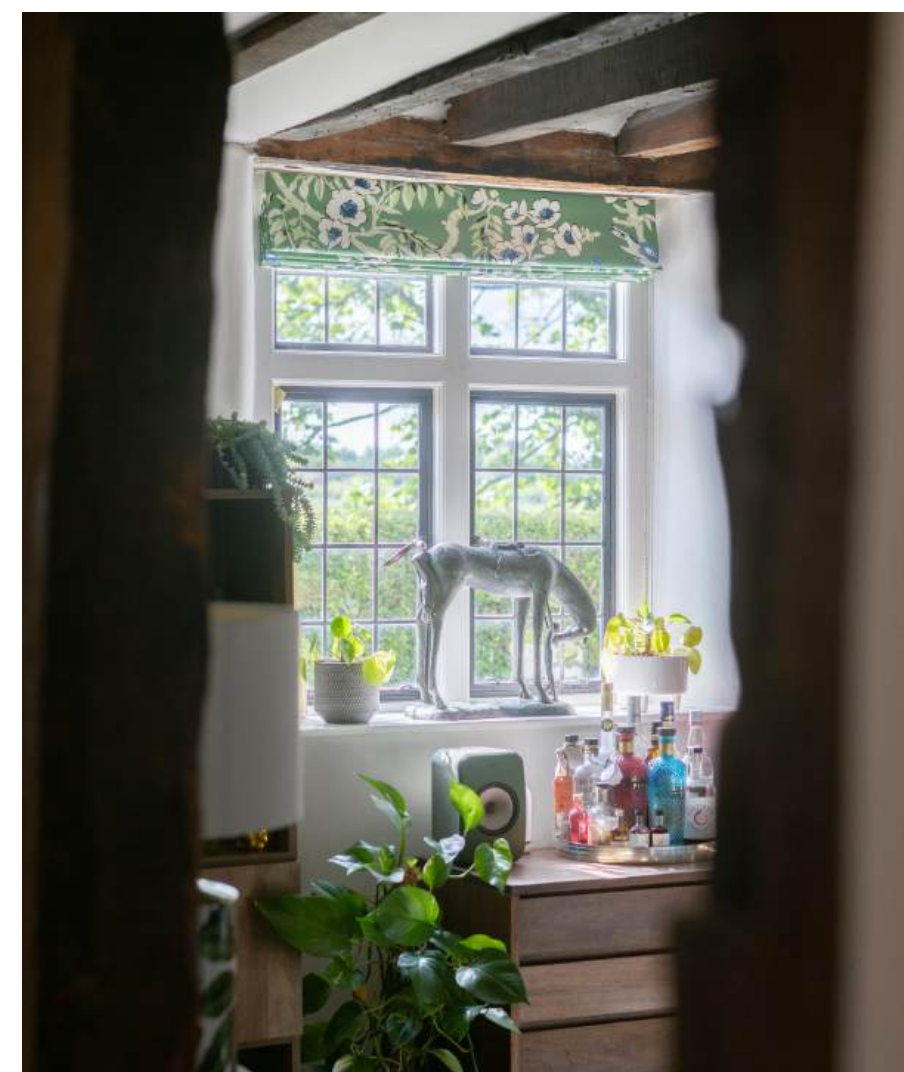
AGENT'S NOTE

There is lapsed planning consent for the removal of the current garage building to be replaced with a timber clad, self-contained residential annexe complete with garage/workshop. Planning application number P20/S3068/HH, South Oxfordshire District Council.











THE FINER DETAILS



5 Bedrooms
4 Reception rooms
3 Bath/Shower rooms
1 Double garage
Stables
About 2 acres



THE FINER DETAILS



SERVICES

Mains electricity, water and drainage
Gas fired central heating

LISTING

Grade II

EPC

C

COUNCIL TAX

Band G

LOCAL AUTHORITY

South Oxfordshire







ABOUT THIS AREA

Situated on the banks of the River Thames, Dorchester – with its desirable setting, attractive architecture and fascinating history – offers village living at its finest. The beautiful Abbey, originally an Augustine monastery and dating from the 1100's sits prominently within the village. The village of Long Wittenham, is also close by.

The surrounding countryside is beautiful, with stunning river side walks and the iconic Wittenham Clumps.

Wallingford is the closest town. With its large open market square and famous castle ruins, this bustling market town is suffused in history. Wallingford is home to a sparkling array of dining options and a thriving café culture. If that wasn't enough, Wallingford's outstanding schools, great leisure facilities and abundant footpaths, mean the town is fast becoming South Oxfordshire's most sought after small town.

With both Oxford and Reading within striking distance, Dorchester-on-Thames is well-connected to some of London's fastest rail-links and is well positioned for both the M4 and M40.

TOWNS & TRAIN STATIONS

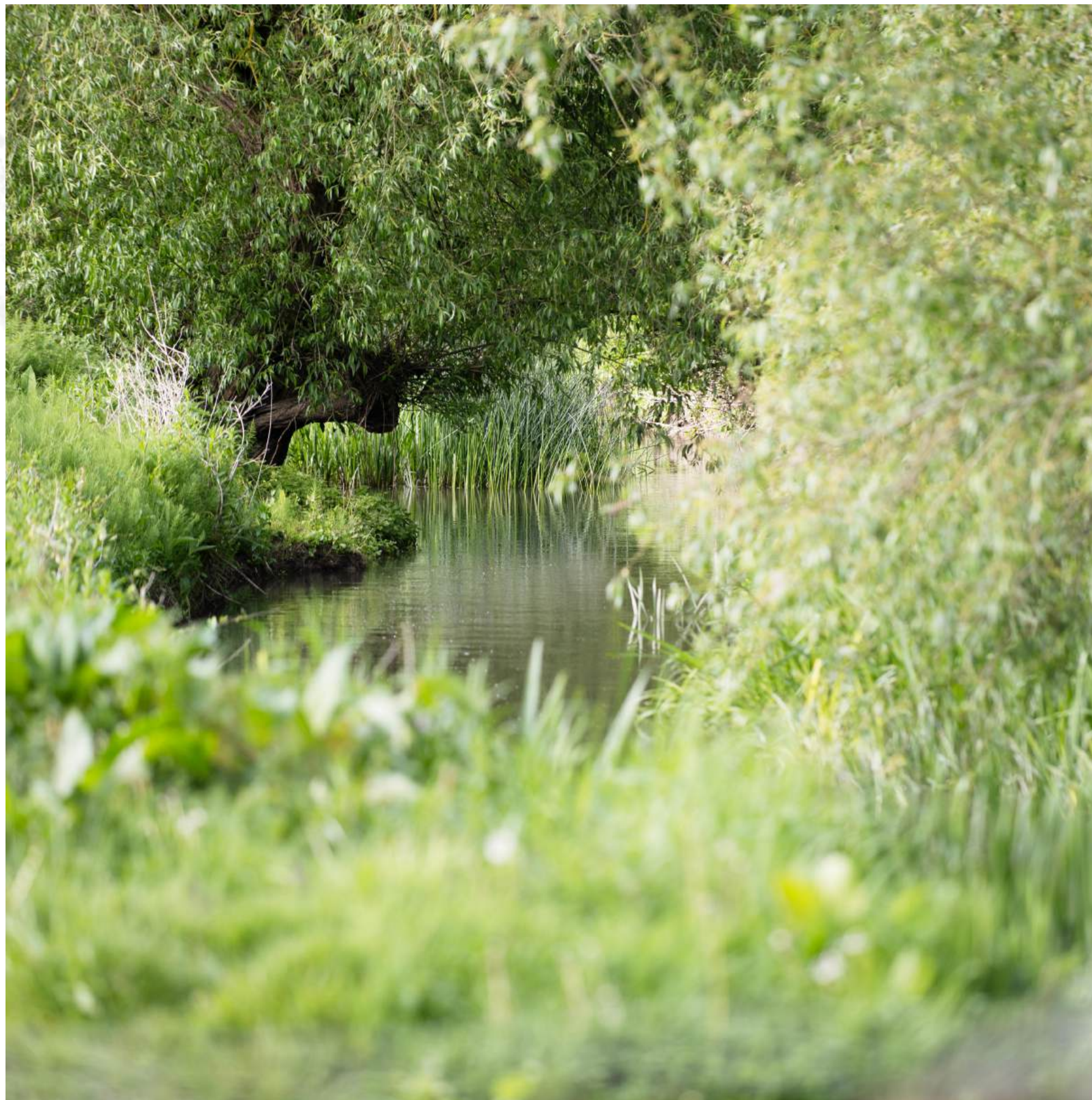
Abingdon 6 miles
Wallingford 6.2 miles
Oxford 8.3 miles
Reading 18 miles
Didcot Parkway Station 7.2 miles
London Paddington from 37 mins

LOCAL

The Fleur de Lys, Dorchester-on-Thames
The Plough, Long Wittenham
The Chequers, Burcot

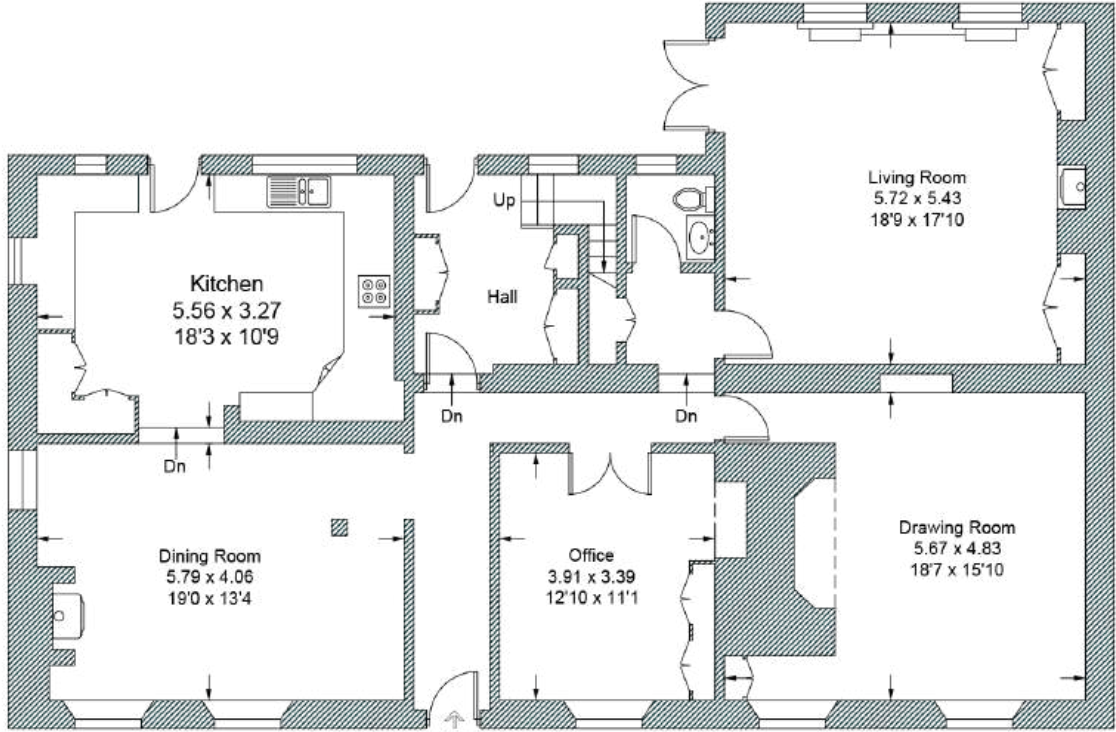




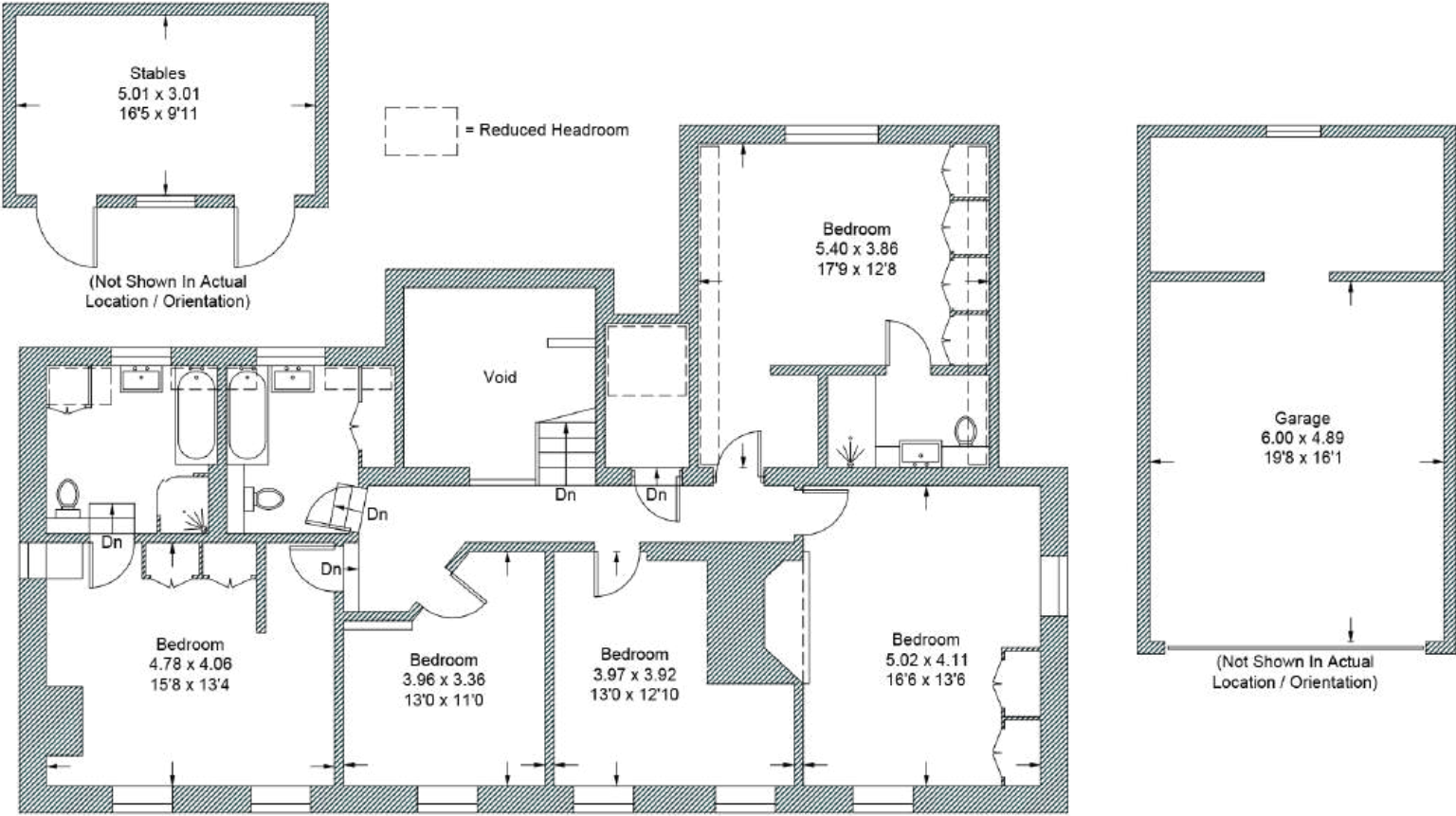




FLOORPLAN



Ground Floor



First Floor

Total - 335.3 sq m / 3,609 sq ft
House - 279.1 sq m / 3,004 sq ft | Garage / Stables - 56.2 sq m / 605 sq ft

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken May 2025. Particulars prepared in May 2025.

AREA GUIDE

Oxfordshire

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'Saisons and the renowned Soho Farmhouse. Lovers of the outdoors are spoilt for choice with the walks along the Thames Path which winds its way through the heart of the county and also the The Ridgeway, an iconic national trail.

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'Saisons

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

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.



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