

# OVERY HOUSE

GUIDE PRICE

£1,750,000

A beautiful Grade II Listed farmhouse dating from the early 18th Century.

ADDRESS

Overy House  
Dorchester-on-Thames  
Wallingford  
Oxfordshire, OX10 7JU

LOCAL

The Fleur de Lys  
Dorchester Abbey  
Wittenham Clumps

TOWNS  
& TRAIN  
STATIONS

Wallingford 4.4 miles ➡  
Oxford 10 miles  
Henley-on-Thames 14.5 miles  
Didcot Station 9.2 miles  
London Paddington from 37 mins

THE  
COUNTRY  
HOUSE  
DEPT.

51°38'28.7"N 1°09'37.8"W





# ABOUT THIS HOUSE

## GENERAL

5  
BEDROOMS

**SERVICES** Mains water, electricity, gas and drainage. Gas fired central heating and Aga

3  
BATH/SHOWER  
ROOMS

**LISTING** Grade II

**COUNCIL TAX** G

4  
RECEPTION  
ROOMS

**LOCAL AUTHORITY** South Oxfordshire District Council  
01491 823000

**LAND** 2.08 Acres

## HOUSE AND GROUNDS

Overy House is a beautiful stone-built house with red brick quoins, that was built in 1704 and originally two farm workers cottages that were subsequently joined together. There is a wealth of wonderful period features throughout including attractive, beamed ceilings and magnificent open fireplaces. The rooms are all of an excellent proportion and the ceiling heights throughout are generous. Highlights include the open plan kitchen with views over the garden, the stunning dining room which exudes period charm and the Drawing Room with its simply glorious red brick fireplace. By contrast to the older parts of the house, the property was extended about 20 years ago to include the large sitting room and impressive master bedroom suite above, which features a vaulted ceiling and stunning views over the garden and to Dorchester Abbey beyond.

The grounds include the garden which is laid mostly to lawn and a paddock which runs down to Mill Stream. In total the land extends to two acres.

## AGENT'S NOTE

Planning consent was obtained in December 2020 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.









## ABOUT THIS AREA

### OUR THOUGHTS ON DORCHESTER-ON-THAMES

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. Dorchester, today is a village of interesting and charming buildings, reflecting many architectural styles, and recently been a location for the Television series Midsommer Murders.

The surrounding landscape promises a beautiful and seductive escape with much for the outdoor enthusiast. The nature reserve of the imposing Wittenham Clumps overlooks the village, and there are marvellous local walks and cycle rides that include the Clumps, nearby Clifton Hampden and the local Hurst Meadow.

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.











Original fireplace



Sitting room

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Well proportioned rooms and generous ceiling heights throughout



Sitting room









Dining room



Dining room



Built in storage

A beautiful Grade II listed house with many attractive and stand out features.









Bedroom



Bathroom



Hallway

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The original farmhouse dates back to the early 18th Century









Front door



Garden



Patio

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Beautifully garden and grounds with  
far reaching views beyond





OVERY  
•••  
HOUSE



# FLOOR PLAN

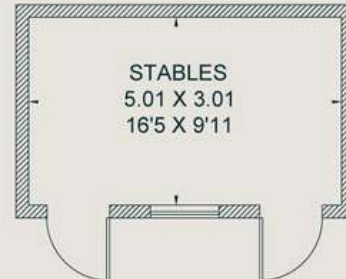
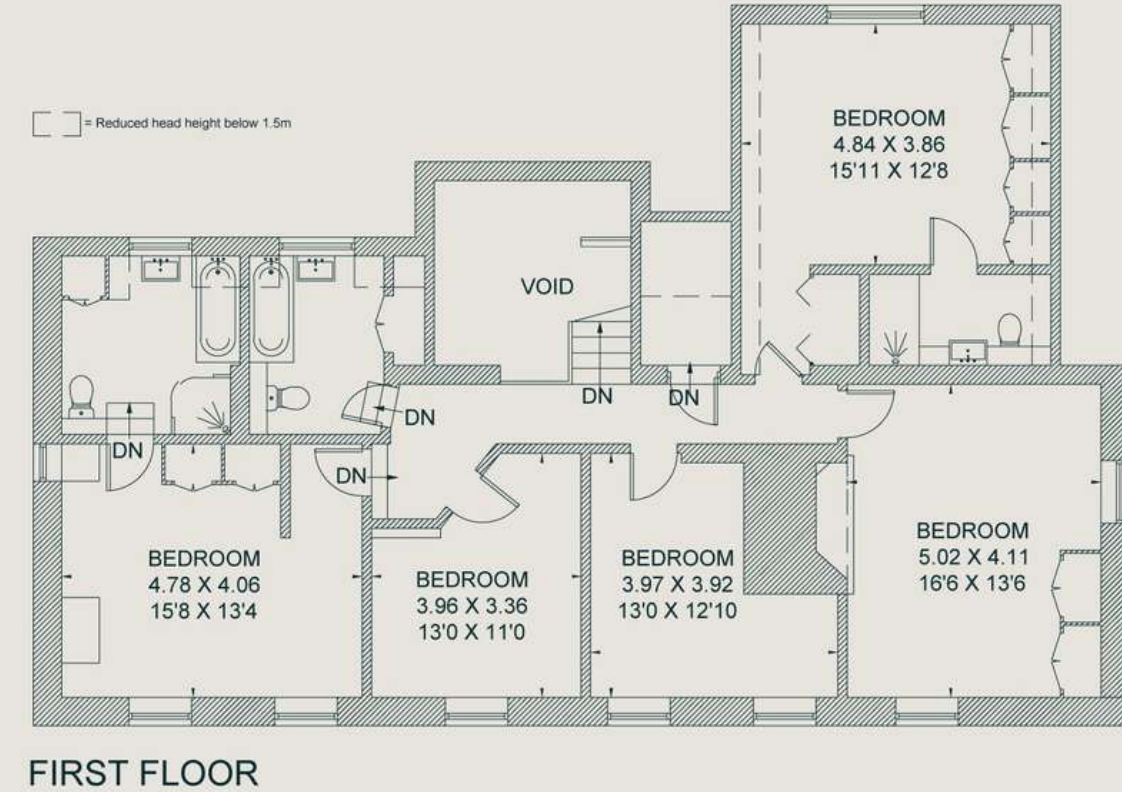
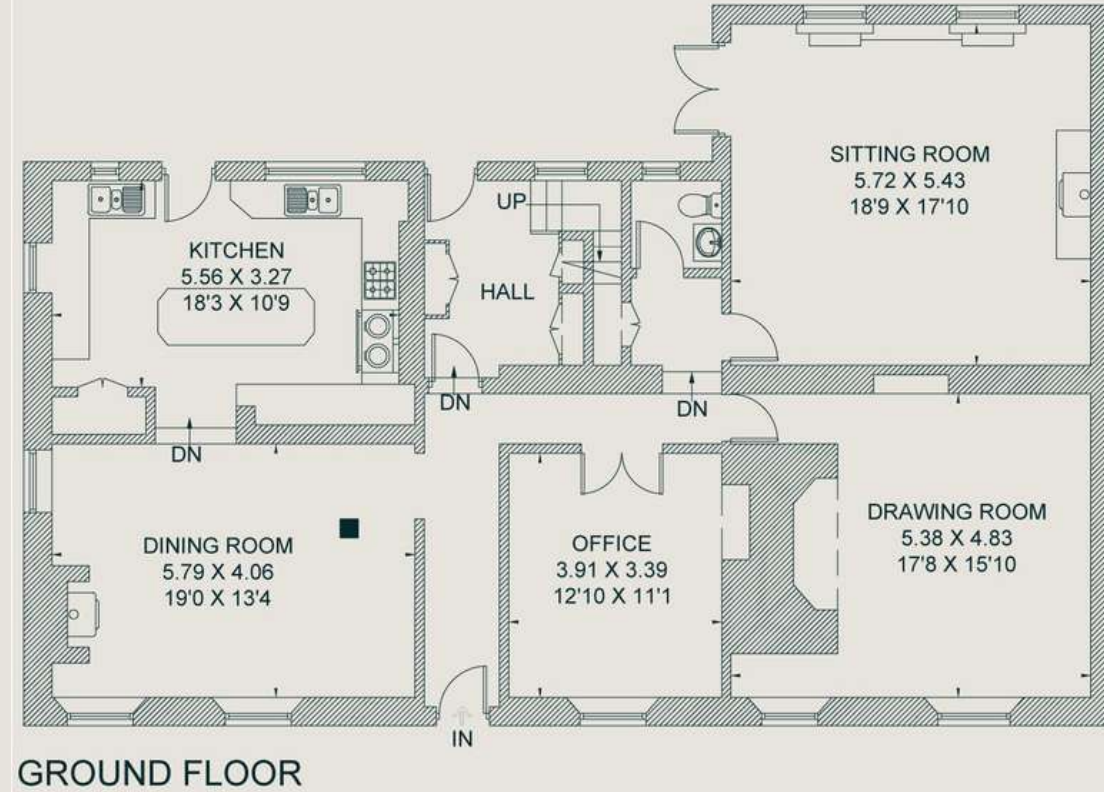
337.1 sq m / 3,629 sq ft  
TOTAL

56.2 sq m / 605 sq ft  
GARAGE / STABLES

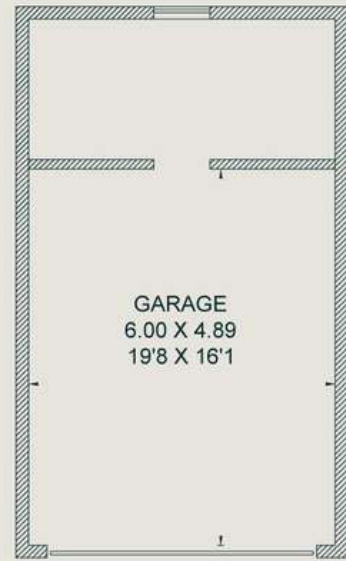
280.9 sq m / 3,024 sq ft  
TOTAL

*For identification purposes only.*

Approximate Area = 280.9 sq m / 3024 sq ft  
Garage / Stables = 56.2 sq m / 605 sq ft  
Total = 337.1 sq m / 3629 sq ft (Excluding Void)  
Including Limited Use Area (11.0 sq m / 118 sq ft)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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## AREA GUIDE

# Oxfordshire

51°28'52.6"N 1°05'32.2"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  
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