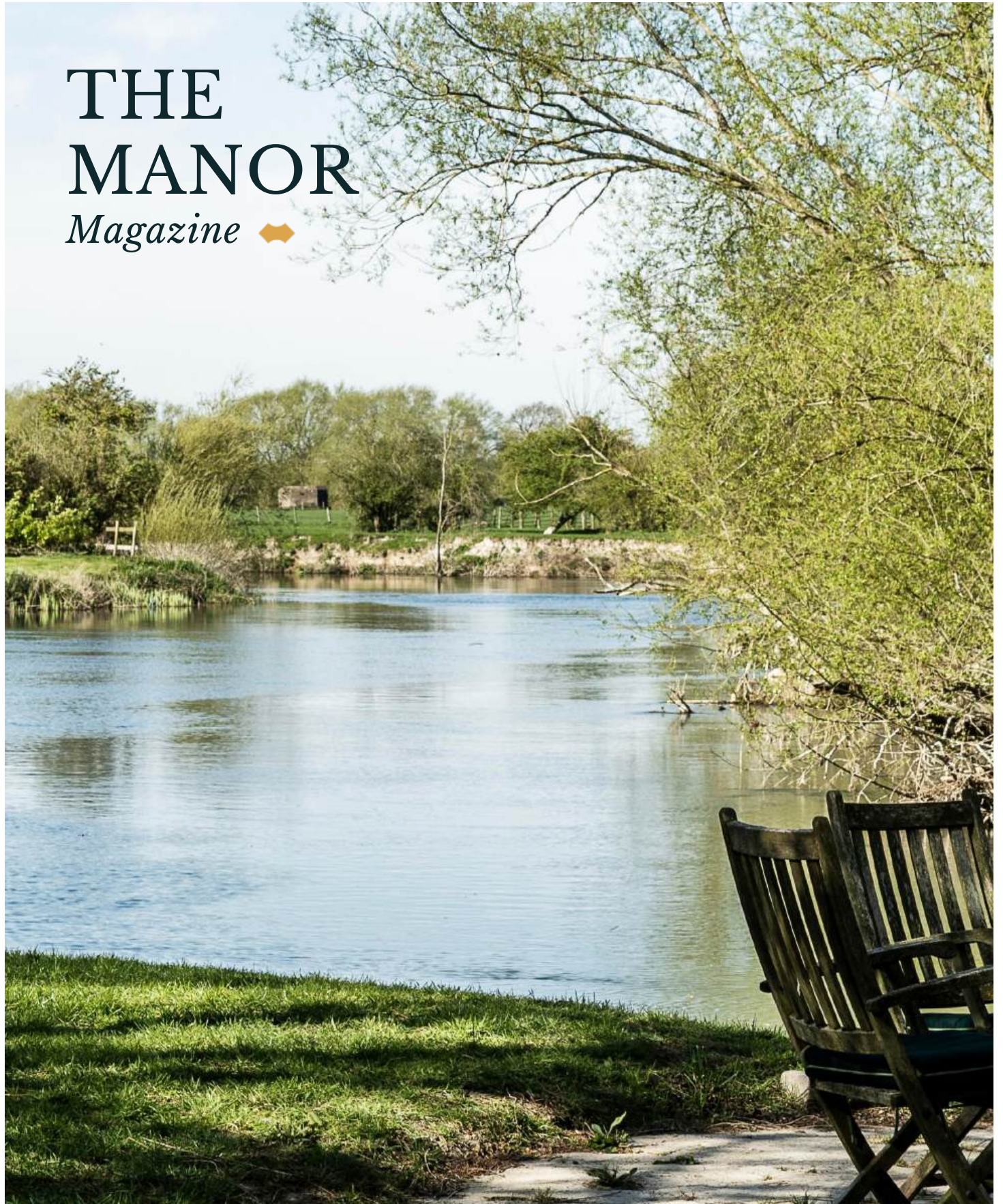


# THE MANOR

*Magazine* 



THE  
COUNTRY  
HOUSE  
DEPT.





# THE *Manor*

Long Wittenham, Abingdon, OX14 4QH



A distinguished Grade II listed manor with 17th-century origins and later additions, blending historic charm with modern comfort. Set within a conservation area, its enchanting gardens slope gently to a tranquil backwater of the River Thames. Rich in period detail, the house features exposed timbers, impressive inglenook fireplaces and elegant reception rooms, alongside a thoughtfully designed garden room added in 2019.

The kitchen is beautifully appointed with bespoke oak units and an Aga, while five bedrooms offer delightful views, including a principal suite overlooking the river. A three-bay barn-style garage with annexe provides additional accommodation.

Extending to over three acres, the grounds include formal gardens, ancient trees, terraces, orchard, and private river frontage with boathouse and pontoon.

#### AGENT'S NOTE

A licence fee for both a boat and the boat house, is payable annually to the River Authority. There is a public footpath, outside the garden walls, which leads to the church. A neighbouring property has right of access 4m wide along the eastern boundary. The drive which runs to the side of the house is owned by The Granary, over which The Manor has right of way.

The boat is included in the sale.

The house comes with fishing rights.







# THE FINER *Details*

**Bedrooms**  
5

**Reception Rooms**  
4

**Bath/Shower Rooms**  
4

**Garage & Car Ports**

**Annexe**

**Boat House**

**Acreage**  
03.1

**What3Words**  
///rehearsed.soulful.keener

**Co-Ordinates**  
51°38'31"N , 001°12'41"W

**Services**  
Mains electricity, water and gas (to Aga)  
Oil fired central heating  
Private drainage shared with neighbouring Granary  
Annexe flat: electric heating, separate private drainage

**Listing**  
Grade II

**EPC**  
Main House - Band F  
Annex - Band F

**Council Tax**  
Band G

**Local Authority**  
South Oxfordshire











# ABOUT THIS *Area*



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, or boating distance from The Manor and there is also an excellent Indian restaurant, The Vine & Spice located on the High Street.

Long Wittenham is exceptionally well placed for commuting, with Didcot Parkway Station less than 4 miles away and trains to London Paddington from 37 minutes.

Long Wittenham is equidistant from the Thameside market towns of both Abingdon and Wallingford, with their desirable setting 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.

















Annexe











# POINTS OF *Interest*



## **Towns and Cities**

Abingdon 4.8 miles  
Wallingford 5.5 miles  
Oxford 9.5 miles  
London 59.7 miles

## **Pubs & Restaurants**

The Plough, Long Wittenham  
Barley Mow, Clifton Hampden  
The Chequers, Burcot

## **Train Stations**

Didcot Parkway Station 3.9 miles  
London Paddington from 37 mins

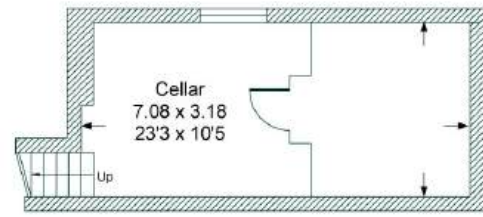
## **Airports**

London Heathrow 40.3 miles  
Birmingham Airport 74 miles

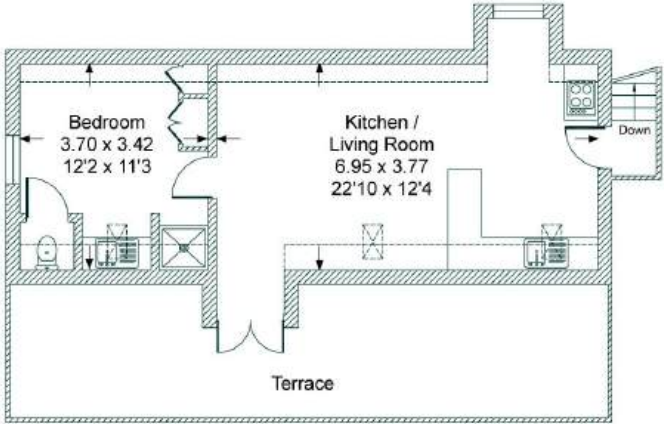
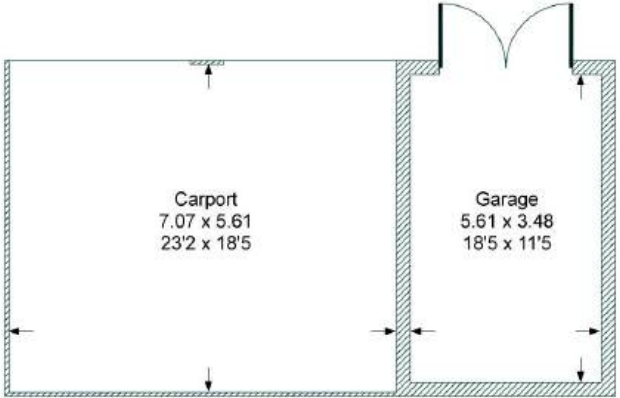


# FLOORPLANS

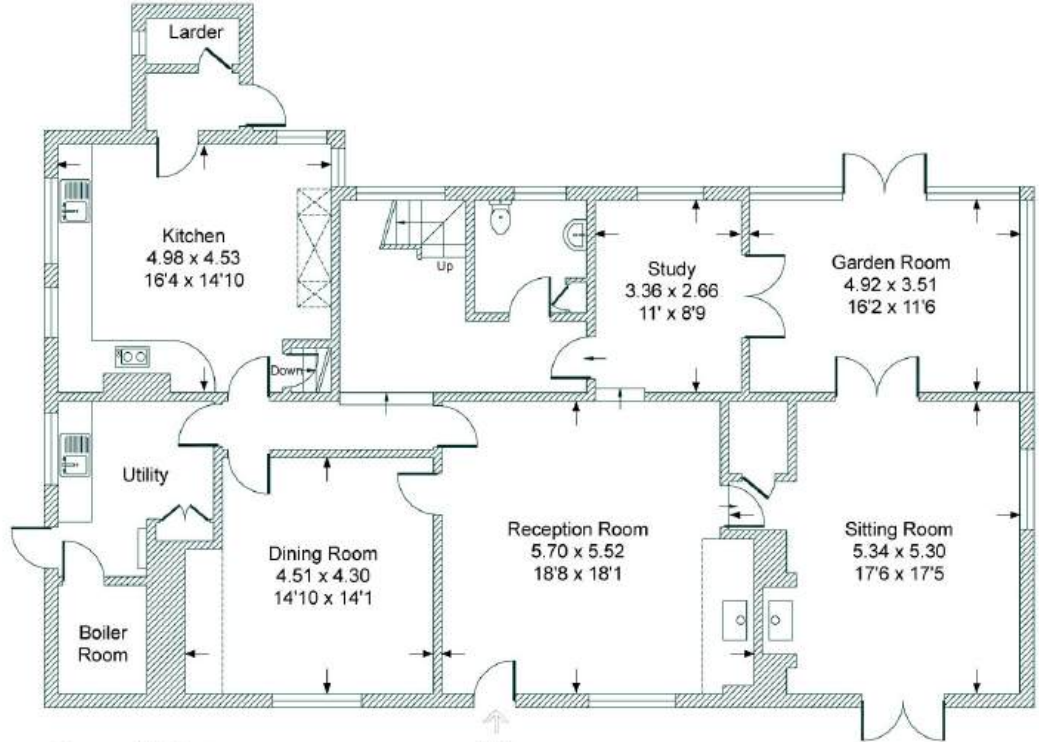
## *The Manor*



**Cellar**

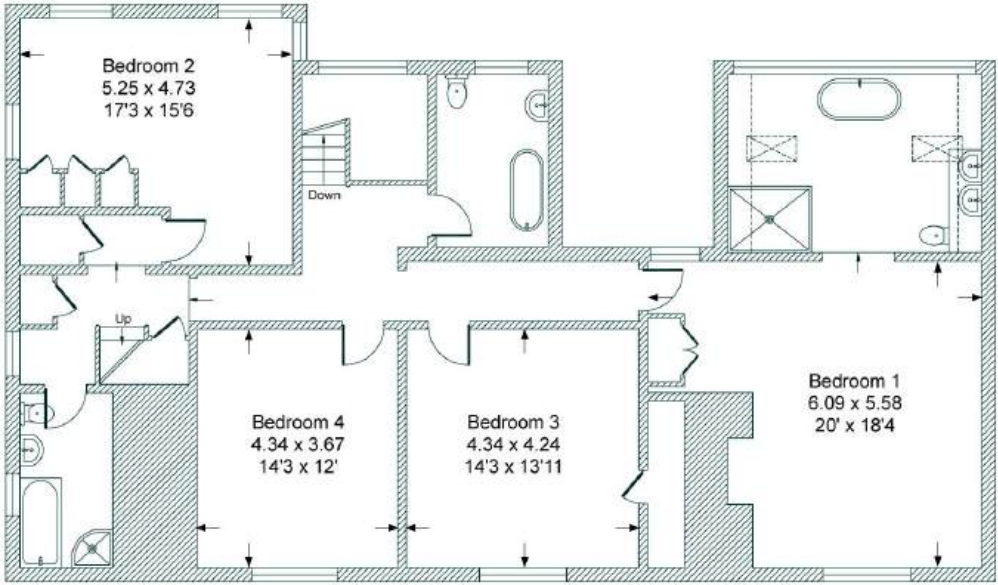


**Annexe**

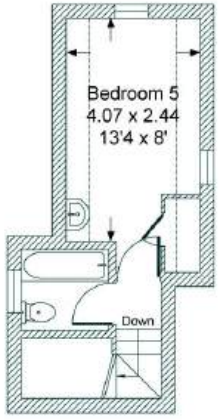


**Ground Floor**

IN



**First Floor**



**Second Floor**

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
Produced by The Country House Department Limited

Total - 422.9 sq m / 4,553 sq ft  
House - 361.7 sq m / 3894 sq ft | Annexe - 41.6 sq m / 448 sq ft | Garage - 19.6 sq m / 211 sq ft

# 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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