



Sarsen Cottage
Letcombe Regis, Oxfordshire



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Beautiful house of great character in the charming,
and much favoured village of Letcombe Regis
in the Vale of White Horse.

Hall | Sitting room | Dining room | Kitchen | Garden room | Cloakroom | Rear lobby | Four/five bedrooms | Family bathroom

Attractive cottage garden, with fine features on two levels, leading down to the Letcombe Brook

Ample parking and a double garage

Wantage 1.5 miles, Didcot Parkway station 12 miles (London Paddington 40 minutes),
Abingdon 12 miles, Hungerford 14 miles, Newbury 16 miles, Oxford 18 miles
(Distances and times are approximate)



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Letcombe Regis, Oxfordshire

Sarsen Cottage is a property of great character and charm. Privately located in the heart of Letcombe Regis, a pretty downland village about 1.5 miles from the market town of Wantage.

The Regis in the village's title refers to King John who is said to have hunted there. The village is in a conservation area with a public house, village hall (used for many local activities), the Grade II* listed St Andrew's Church and a shop/café. There are a variety of sports clubs, including tennis, football, bowls, riding and cricket.

Letcombe Regis is a mile-and-a-half from the market town of Wantage, known for its connections with King Alfred. Wantage has many local shops and amenities, including Waitrose and Sainsbury's.

Further leisure and more comprehensive shopping facilities can be found at Oxford, Newbury, Hungerford and Abingdon.

There is excellent walking on the Oxfordshire and Berkshire Downs, particularly on the Ridgeway towards the ancient Uffington White Horse. There is a local nature reserve funded by BBOWT and run by residents in Letcombe Regis and Letcombe Bassett.

Communications

Communications are excellent. A fast and frequent rail service is available at Didcot, and trains to London take approximately 40 minutes.

Schools

There is an excellent range of schools in the area, including St Hugh's, Pinewood, Cothill, and Radley; The Dragon, Summerfields, Headington and Magdalen College School in Oxford, Abingdon School together with St Helen's and St Katharine's in Abingdon.





For Sale Freehold

An attractive Grade II listed property believed to date from the late 15th or early 16th centuries, set in a quiet private lane in the village of Letcombe Regis. The roof is partly thatched and part tiled, and the thatch was renewed in 2023. Due to the property's age and Grade II listing, an EPC is unreliable for energy costs and efficiencies. It does not reflect the natural insulation that the thick stone walls and thatched roof provide to retain warmth with much-reduced heating costs.

The property has well-proportioned, spacious rooms with good ceiling heights, and being south-facing, they are remarkably light.

The hall with a tiled floor leads into a large main reception room with an open fire and an adjacent garden room with views of the delightful garden. The good-sized dining room can accommodate parties of ten, and there is a kitchen/breakfast room, downstairs cloakroom, and rear lobby.

There are three bedrooms on the first floor, one currently used as a study, a fourth and possibly fifth bedroom (currently used as storage / second study) and a family bathroom on the second floor.

The beautiful garden is mainly laid to lawn with various mature borders and shrubs, making it a perfect place for entertaining or enjoying the glorious night sky as the village has resisted the installation of street lighting. A rare and attractive chalk stream runs along the western boundary. Stairs at the back of the house lead up to an area with raised beds and a gravel drive that provides access to a double garage.

The drive in front of the house leads to Antwicks Manor only.



Accommodation

See floorplans.

Services

Mains electricity, water and drainage.
Oil heating. Gas connection available.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted cupboards, fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

The Vale of White Horse District Council.
Tel. 01235 520202.

Council Tax

Band F

EPC Rating

Band F

Post Code

OX12 9JL

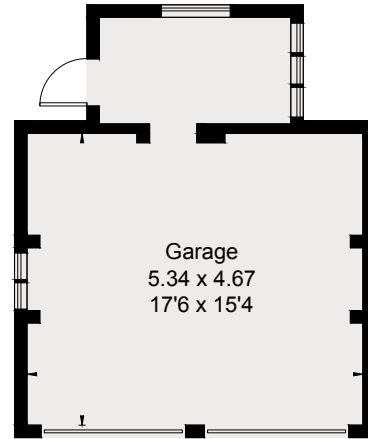
Directions

From Wantage, head west on the B4507, and after half a mile, turn left signposted to Letcombe Regis. Follow the road into the village on Main Street, and as it bears round to the left towards the pub, turn right and pass the brick gate pillars with wrought iron gates signed Antwicks Manor.

Viewing

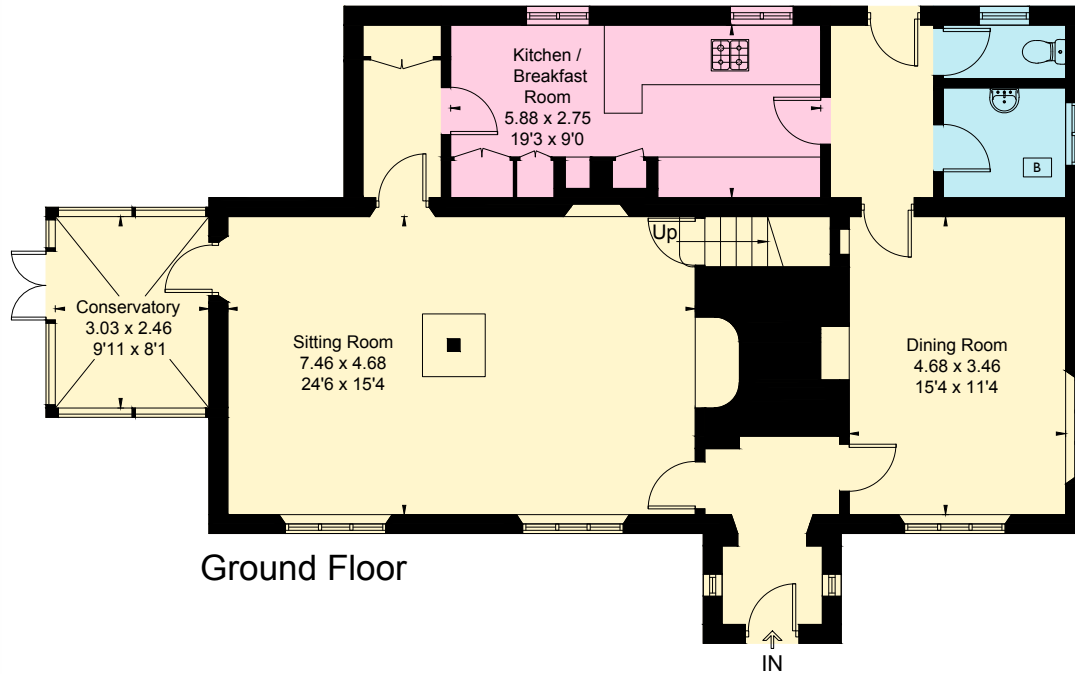
Viewing by prior appointment only with the agents.





[---] = Reduced head height below 1.5m

(Not Shown In Actual Location / Orientation)



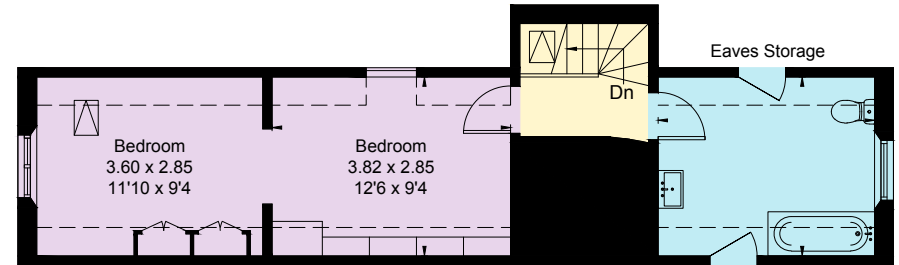
Ground Floor

Approximate Floor Area = 212.4 sq m / 2286 sq ft

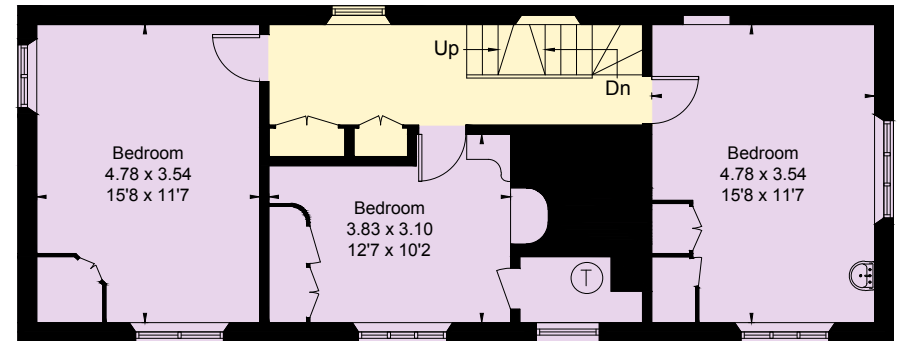
Garage = 30.5 sq m / 328 sq ft

Total = 242.9 sq m / 2614 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Second Floor



First Floor



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024. Photographs and videos dated May 2024. Reference: RMCW/HNG012420943
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