

Cassington

WITNEY, OX29

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Cassington

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A most charming former Vicarage located within the heart of the highly sought after West Oxfordshire village, steeped in history with an abundance of charm and character. The substantial home of just under 7,000 sq. ft.is set within mature and private grounds benefitting from a gated driveway as well as a double garage.

Upon entering this stunning home, you are immediately struck by the magnificent Oak staircase and the Oriel window above which were gifts from Christ Church Deanery to the Vicarage. Rev Faussett was a great friend the Dean of Christ Church. He was also the father of Alice for whom Charles L. Dodson (better known by his pen name 'Lewis Carroll') wrote "Alice in Wonderland". As Dodson was a don at Christ Church and the three men were good friends, it is imagined that Alice and her siblings might have been regular visitors to the vicarage.

The ground floor flows beautifully from the hall with four separate receptions rooms offering ample space for a large family, and the large dual aspect kitchen with access to the pantry, laundry room and ground floor bathroom. A more modest ground floor WC located to the front completes the ground floor. Upon the first floor are the five primary bedrooms with two bathrooms and a separate WC. The 2nd floor attic area provides a further three rooms which could be an ideal area for a nanny or Au Pair. The second attic is another large space currently used as a studio.

The mature and meticulously manicured gardens wrap three sides of the property with the heated outside pool, which I'm sure is every child's dream!

























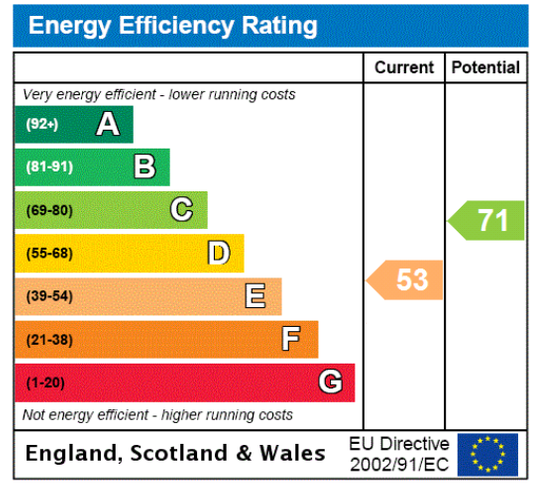




Situation

Cassington is a conveniently located village, ideally located between the A40 and A44, some 5 miles North West from Oxford with good access to Eynsham, Witney, Woodstock and Abingdon. Within the village are two public houses, a newsagent, garden centre, a number of village clubs community hall and a primary school. There is also a fine parish church with Norman origins.

Eynsham and Woodstock offer secondary schooling, shops and other amenities. The nearby historic town of Woodstock provides a good range of shops, banks and restaurants, as well as offering the world renowned Blenheim Palace for relaxation and walking. The A34 is within easy reach, providing access to the M40 to the north and the M4 to the south. There are mainline railway stations at Oxford, Bicester and Didcot, with regular services into London Paddington and Marylebone. Just up the road, is Long Hanborough rail station with frequent trains to London via Oxford along with a car park.



Directions

From Oxford take the A40 towards Witney. At the traffic lights after about 3 miles turn right in to Cassington. Continue into Cassington, after passing the village green on your right, The Old Vicarage is located on the right hand side clearly indicated by the for sale board.

Offers in excess of: £1,750,000
Subject to Contract

Local Authority: West Oxfordshire District Council

Council Tax Band: H

Tenure: Freehold

Reference: OXF250157

Approximate Gross Internal Area:
6,812 sq ft



GROSS INTERNAL AREA
TOTAL: 633 m²/6,812 sq ft
GROUND FLOOR: 266 m²/2,860 sq ft, FIRST FLOOR: 220 m²/2,368 sq ft, ATTIC: 147 m²/1,584 sq ft
EXCLUDED: GARAGE: 33.28 m²/358 sq ft, SHED/OUTBUILDING: 18 m²/ 59 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
HECMEDIA.CO.UK

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