



Enchanters Wood Oxfordshire

An accessible rural location and easy level access from the road make this a rare opportunity, in the glorious Oxfordshire countryside.

Details

Price: £85,000 Freehold

Location: Clifton Hampden, Abingdon, Oxfordshire

Size: About 3 acres for sale

OS Landranger: OS No 164

Grid ref: SU 554 972

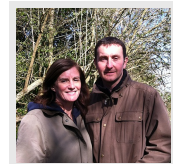
Nearest post code: OX44 9PW

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



Description

Nurturing sunlight filters through the high canopy of beech, birch and oak and breathes life across the forest floor. The celandines and bluebells thrive in the open glades and for the woodland forager the wild garlic emits its pungent odour for a brief time in spring before giving way to the mixed woodland grasses and leafy clumps of wood sorrel and dog's mercury. Whilst garlic and sorrel may find their place in the country kitchen the 'dog' of dog's mercury relates to the fact that it is historically a plant of little use.

Established drainage channels along the northern boundary of Enchanters Wood have formed an interesting seasonal stream and pond. This wetland area is a rich natural environment; providing important habitat for insects, birds and delicate flora. In particular this richness attracts a variety of protected bat species for which the wood is an important feeding ground. The [White Admiral butterfly](#) has been spotted fluttering through the wood catching the shafts of sunlight that filter through the tree canopy upon its translucent wings.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

Large, mature oak and beech harbour a host of wildlife along the tree-lined ride through Enchanters Wood. These capacious established giants of the forest sit alongside a developing understorey and an area of new planting that is thriving in the south east area of this wood. This consists of indigenous species of oak and field maple that bring vivid yellow autumn colour to the woodland.

The wood takes its name from the native woodland plant 'enchanters nightshade' that can sometimes be found in the more open areas at the sun dappled woodland fringes. Unlike other varieties of this family it is not poisonous and has pretty pinkish white flowers.

Wildlife

Wildlife abounds, larger mammals include fallow, roe and muntjac deer which can often be seen grazing in the early morning or at dusk. Whilst the tree canopy is host to a huge variety of birdlife. An early visit will be rewarding with a chorus of [birdsong](#).

Access, tracks and footpaths

Enchanters Wood occupies a convenient and accessible location with easy access by car or camper to parking within the wood along a short section of well-maintained track, making it an ideal place to enjoy overnight trips and forestry projects in a completely natural environment away from the strains of modern daily life. From within the wood it is hard to imagine that the historic city of Oxford lies just a few miles to the north, within walking distance for the enthusiastic hiker, along the restricted byway that passes through the wood and connects it to the surrounding countryside. The wider area has plenty here to offer the woodland owner, with nearby access to the river Thames and the stunning scenery of rural Oxfordshire.

Rights and covenants

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Local area and history

Nearby the pretty towns and villages of south Oxfordshire provide a plentiful choice of hostelrys and woodland supplies. Abingdon in particular has a wide range of facilities having grown from a small market town to a thriving commercial centre today.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

The post code for the wood entrance is OX44 9PW or What3words: nips.delay.rally

There are location plans and maps on these sales particulars to find your way to the woods.

From the A4074 Oxford to Reading road leave at the roundabout with the B4015 signed to Clifton Hampden and pass the

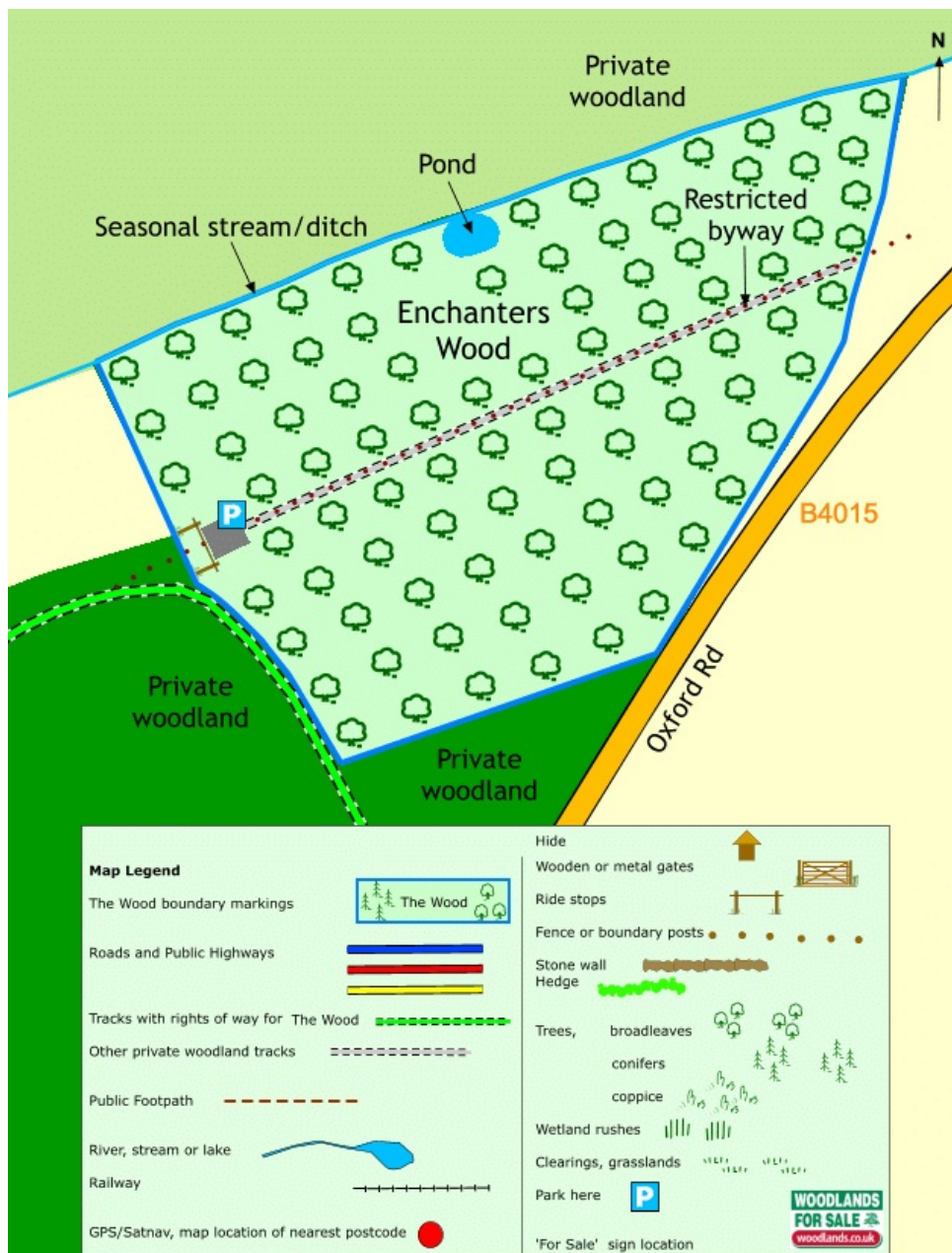
Notcutts garden centre on your right. After a further 300 metres you will arrive at the turning into the woodland on your right onto a gravel track. There is a 'Woodlands.co.uk' sale board just past this entrance.

Continue along the track for 100 metres. As the track bends to the left you will see the entrance and name sign for Enchanters Wood on your right.

Boundaries:

Blue coloured indicative boundary markings on posts and trees run through the wood to the south and east. The access track and neighbours fence are to the west and an old ditch and bank to the north.





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.