



## Flittern Wood Oxfordshire

Located within a few miles of the city of Oxford, Flittern Wood is a stunning example of a mixed broadleaf woodland with a richness of plant and animal life to discover.

### Details

**Price:** £75,000 Freehold

**Location:** Clifton Hampden, Abingdon, Oxfordshire

**Size:** About 2  $\frac{3}{4}$  acres for sale

**OS Landranger:** OS No 164

**Grid ref:** SU 552 971

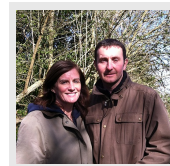
**Nearest post code:** OX44 9PW

### Local manager

**Daniel Sharp**

07780 900192

[daniel@woodlands.co.uk](mailto:daniel@woodlands.co.uk)



## Description

The most striking feature of this beautiful level area of woodland is the great diversity that it offers for both the owner and resident wildlife. A mixed canopy of oak, cherry and birch give way to grassy areas on well drained ground that support numerous species of woodland insects and woodland flowers. A deep ditch holding seasonal water beneath the shade of some veteran oak and beech provides a watery haven for moisture loving plants and forms a distinct boundary at the wood's northern edge.

This type of varied habitat provides the important beginnings of the woodland food chain, as the grassy areas attract a range of [butterfly caterpillars](#) which feed on the grasses and in turn become tempting treats for indigenous birds. Deer are also at ease in this environment, able to browse in relative seclusion in the wider woodland area that surrounds Flittern Wood. Foxes and badgers can enjoy the abundant insects and rodents that populate this fertile ground and their trails are evident winding between the trees.

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.

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### Trees

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Further into the interior a variety of broadleaf species dominate. There are fine examples of oak, beech, cherry and an unusually tall holly specimen. The wood takes its name from the word flittern; an old and largely obsolete term for the bark of a young oak tree.

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### Access, tracks and footpaths

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A newly renovated access track runs directly to the entrance to Flittern Wood and once within the wood there is plenty of space to park. A restricted byway passes along the northern edge of the wood and a bridleway runs along the access track. This woodland forms part of an area of registered common land which has a general right of access as [open access land](#). There are no commoners' rights registered on the land for any other purpose and Flittern Wood therefore enjoys all the rights of ownership of freehold title.

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### Rights and covenants

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### Local area and history

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Flittern Wood lies within a stunning area of countryside that has inspired the literary imagination for generations of writers. Dickens himself deems the village of Clifton Hampden worthy of a mention in his 1885 'History of the River Thames'. The village and The Barley Mow pub also featured in Jerome K. Jerome's book *Three Men in a Boat*, and in the book Jerome describes Clifton Hampden as '*a wonderfully pretty village, old-fashioned, peaceful, and dainty with flowers*'. He describes The Barley Mow as '*without exception the quaintest, most old-world inn up the river (standing) on the right of the bridge, quite away from the village*'.

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### How to find this woodland

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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.

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## Directions

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The postcode 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.

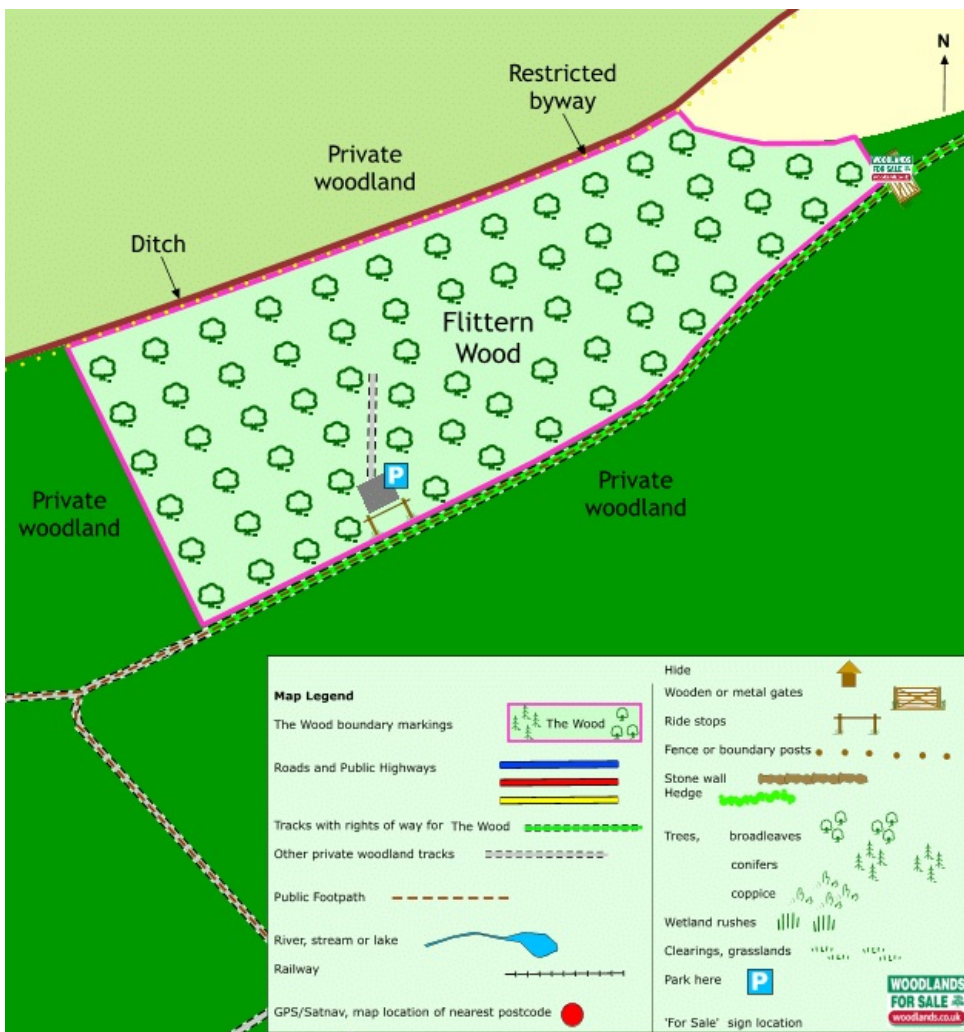
From the A4074 Oxford to Reading road leave at the roundabout with the B4015 signed to Clifton Hampden and pass the Notcutts garden centre on your right. After a further 300 metres you will arrive at the turning into the woodland on your right onto a gravel track. There is a 'Woodlands.co.uk' sale board just past this entrance.

Continue along the track for 100 metres; as it bears round to the left you will reach a gateway and further signboard after 50 metres. This gate is kept locked but there is space to park here without obstructing the track. Continue on foot along the track for 150 metres and you will reach the name sign and pink coloured markings for Flittern Wood on your right.

**Boundaries:**

Indicative boundary markings are coloured pink on posts and trees running along the western boundary and on trees along the access track to the south and the ditch 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.