



Serotine Wood Oxfordshire

This atmospheric woodland enjoys a peaceful setting among other areas of privately owned woodland.

Details

Price: £125,000 Freehold

Location: Gallowstree Common, Henly-on-Thames, Oxfordshire

Size: Over 5 ¾ acres for sale

OS Landranger: OS No 175

Grid ref: SU 681 803

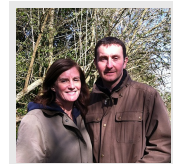
Nearest post code: RG4 9HS

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



Description

In recent centuries, much of the land surrounding this area was owned by the wealthy Vanderstegen family of The Cane End Estate. During this period, considerable areas of woodland were planted on country estates to enhance their sporting appeal. Upon approaching Serotine Wood, the dramatic, towering oaks, beeches, and pines within the woodland evoke the grandeur of a bygone age. Today, this woodland is ready to be enjoyed by a new generation of landowners and nature enthusiasts.

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

The woodland boasts an appealing mix of broadleaved trees interspersed with a few conifers, particularly beech, oak, and Scots pine of remarkable scale. These impressive specimens dominate parts of the woodland, where the expansive canopies of these giants have created ideal sheltered clearings for establishing a base camp from which family woodland activities can be centred. The lofty boughs of these trees, together with the secluded location away from human habitation, also provide excellent cover for more timid bird species, including the tawny owl, European honey buzzard, and Dartford warbler.

Wildlife

Areas of native woodland continue to support and protect a great number of our indigenous species. These extend well beyond the familiar and much-loved woodland mammals. Seldom seen, but equally important within the woodland ecosystem, are the bat species and myriad insect life upon which they feed. The Serotine bat is a UK species that is sadly now in decline. It was once relatively common in the south of England, but modern building methods have reduced its preferred roosting habitat in gaps within roofs and walls. Although it is not often found roosting in woodland, its foraging routes from nearby buildings mean that it is sometimes sighted in this more insect-rich environment.

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

Serotine Wood provides an opportunity to enjoy not only a mature, level woodland on a manageable scale, but also a fascinating rural environment that reflects the social history of aristocratic patronage and the great landed estates of the nobility that once dominated ownership of the local area.

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

Take the A4074 from Reading in the south or Oxford to the north and at the village of Cane End, about 3 miles from Reading, turn north east towards Gallowstree Common.

Follow the road for about three quarters of a mile until you reach a turning for Wyfold Road on your left. The vehicular entrance to the woods is just past our 'for sale' board on the left hand side approximately 500 metres along Wyfold Road.

The gate is kept locked and the future owner will be given a key. For viewings you can pull off the lane near here, being careful not to cause an obstruction and climb the gate to follow the woodland track as it proceeds to your right and meanders through surrounding woodland.

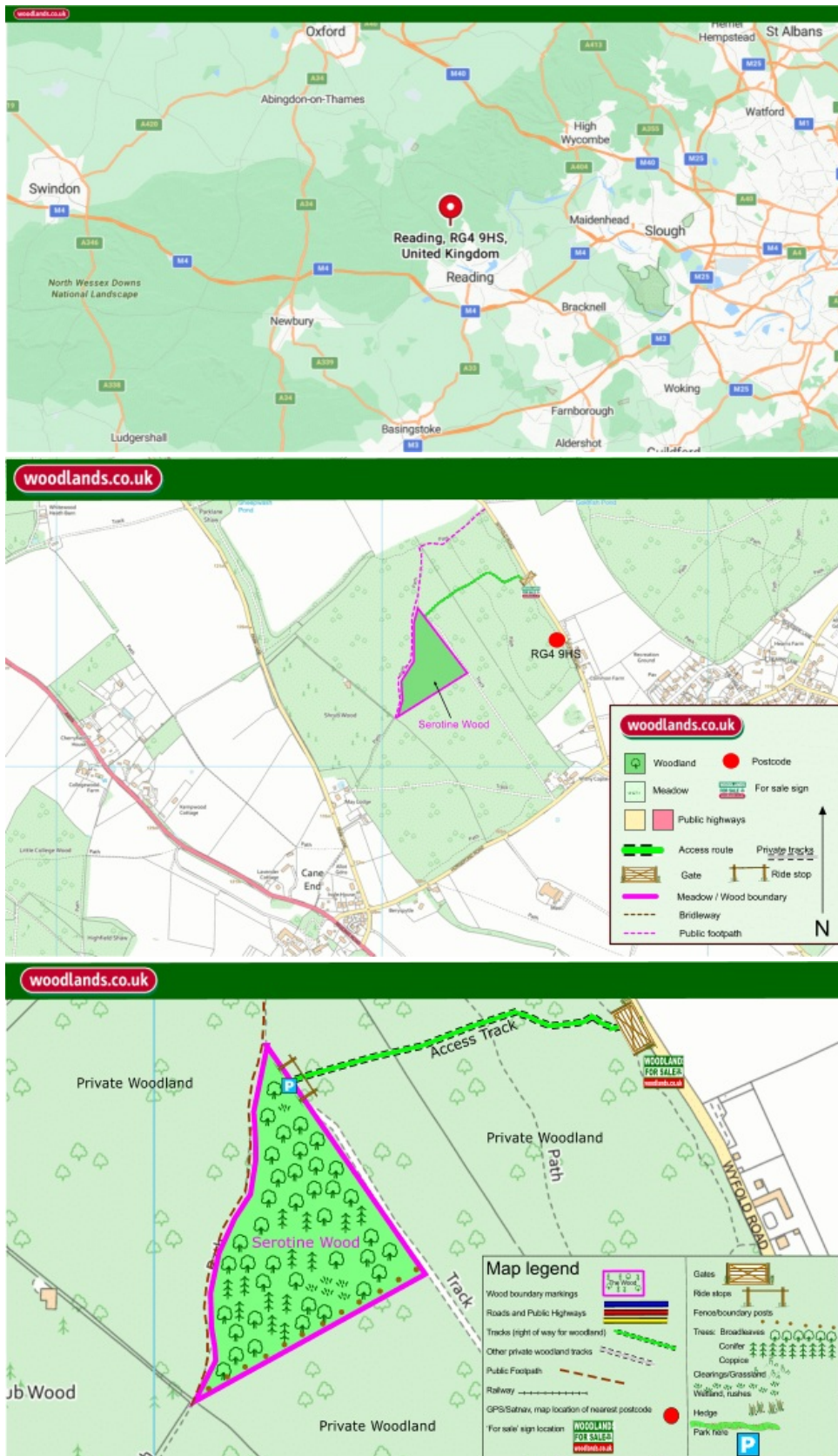
After 400 metres or so you will see the pink markings and name sign at the entrance to Serotine Wood directly ahead.

If you cannot climb the gate there is pedestrian access via the public footpath 300 metres further up Wyfold Road. You can then follow this footpath for 400 metres to the rear of Serotine Wood where you will pick up the pink boundary markings.

What3words for the entrance gate is degree.fizzle.interlude

Boundaries:

Boundaries with neighbouring woodland are marked by pink markings on posts and trees to the south and east. A footpath forms the western boundary.



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.