



Ham Lodge  
Ickleton Road, Wantage, Oxfordshire

**STRUTT  
& PARKER**

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## An enchanting Grade II listed former lodge house with a magical waterside garden

A delightful, unique property in a highly desirable position. Ham Lodge has been extensively refurbished and redecorated throughout and set within a stunning garden which backs onto Letcombe Brook, a beautiful chalk stream, and features a large wildlife pond, with the historic town centre and open countryside just moments away.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**2 GARAGES AND STORE**



**GARDEN**



**FREEHOLD**



**EDGE OF TOWN**



**1,907 SQ FT**



**£1,100,000**



### The property

Ham Lodge dates from 1833 and was formerly a lodge house to The Ham, an impressive mansion house on the edge of Wantage. The original Georgian lodge house is a striking octagonal mellow red brick building which has been cleverly mirrored by a more recent extension of a similar design seamlessly linking the old and new parts of the house, resulting in a comfortable 4-bedroom home overlooking the special setting with the wildlife pond in the foreground and the lovely Letcombe Brooke beyond. A welcoming reception hall doubles as a second sitting room and features a wooden staircase leading to the first floor. The main reception room is a generous drawing room with a dual aspect and timber beams overhead, as well as a brick-built fireplace fitted with a woodburning stove. Additional living space comes in the form of a charming dual aspect dining room, benefitting from lovely views across the garden. Adjoining the dining room, the well-equipped kitchen features fitted units to base and wall level, as well as an integrated Smeg oven, a gas hob with an extractor hood and a new Everhot double oven eco range cooker. The ground

floor also has a useful utility room for further storage. There are two accessible double bedrooms on the ground floor, both of which benefit from built-in storage. A shower room is found on the ground floor. Staircases at either end of the house lead to two first-floor bedrooms. One has a skylight overhead and access to eaves storage, while the private principal bedroom, features a vaulted ceiling with exposed timber eaves, fitted wardrobes and a luxury en suite bathroom with a roll-top bathtub and a separate shower unit.

### Outside

Ham Lodge is set in beautiful south facing gardens approaching an acre, with the Letcombe Brook running through. This clear chalk stream has trout and a variety of waterfowl. The house is approached via gates which open onto a sweeping gravel driveway, culminating in a turning circle and garaging. The gardens are cleverly designed to fully enjoy the pond and brook, both with imaginative marginal planting, and wonderful borders of year-round interest.





The sunny garden has a south facing terrace, overlooking the lily pond with fish and much wildlife. A foot bridge leads across the brook to a lovely, shady garden area. In addition, there is a kitchen garden with a greenhouse and vegetable beds for growing your own produce.

### Location

The historic market town of Wantage is a sought-after location, set in a convenient position within easy reach of the large surrounding towns of Didcot and Oxford, and on the edge of the stunning countryside of the North Wessex Downs Area of Outstanding Natural Beauty. The town itself is a charming setting, with its narrow streets and market square, and provides plenty of everyday amenities, including a variety of shops, supermarkets, leisure facilities, pubs and restaurants. The town is well-connected by road, with the M4 within easy reach, and the A34 connecting to Newbury and Oxford.

### Distances

- Didcot 9 miles
- Hungerford 14.6 miles
- Marlborough 23 miles
- Heathrow Airport 55 miles

### Nearby Stations

- Didcot Parkway (39 minutes to London Paddington)

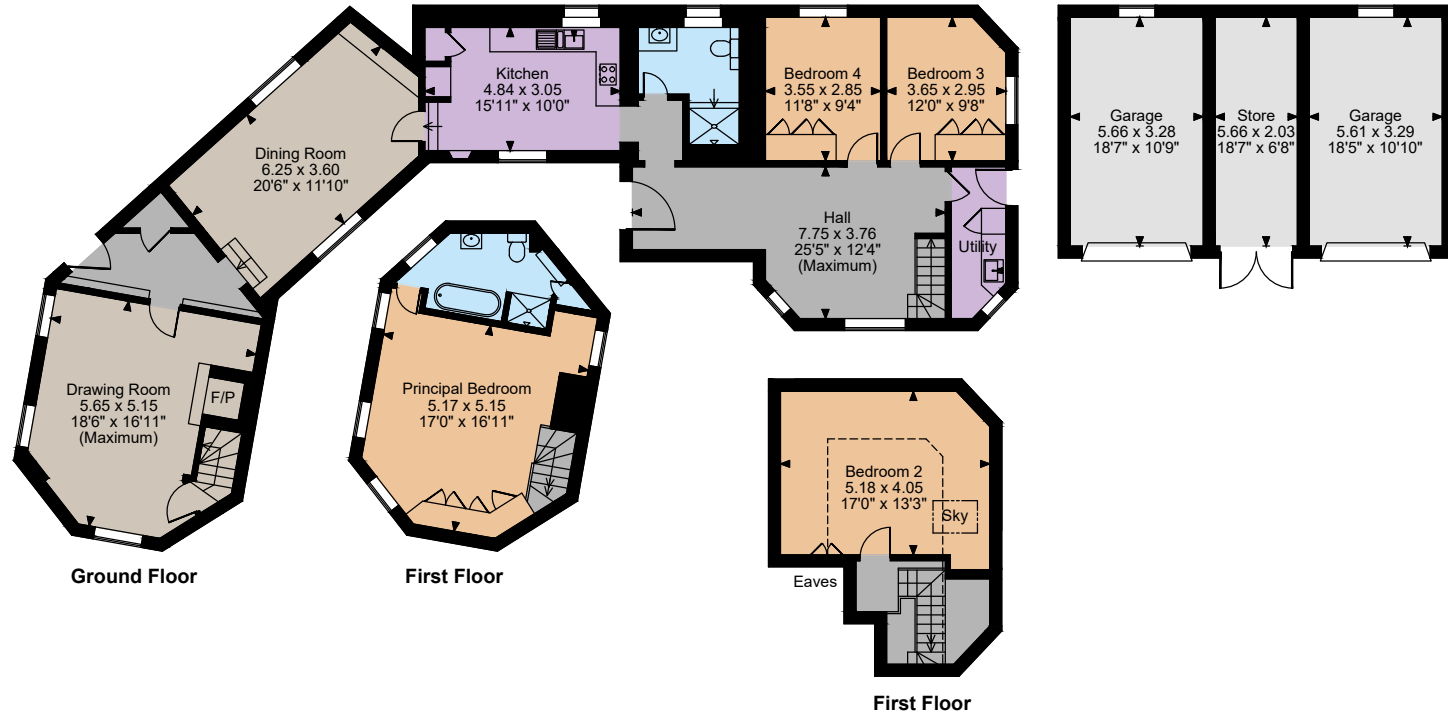
### Key Locations

- Chilton Hills and Ridgeway National Trail
- Vale and Downland Museum
- Wayland's Smithy
- River Thames & Kennet Avon Canal

### Nearby Schools

- Cothill
- Cokethorpe
- The Manor Prep
- Radley College
- Marlborough School





The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## Floorplans

House internal area 1,907 sq ft (177 sq m)

For identification purposes only.

## Directions

OX12 9JA

What3Words: ///reshaping.lift.finely

## General

Local Authority: Vale of Whitehorse

Services: Mains electricity, water and drainage Gas fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

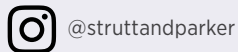
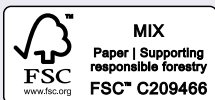
## Newbury

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