



## Bramble Wood Oxfordshire

A peaceful setting bordering open farmland and neighbouring woodland. Bramble Wood offers established oak, mixed broadleaf and conifer, linked by a series of grassy clearings.

### Details

**Price:** £105,000 Freehold

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

**Size:** About 3 ⅔ acres for sale

**OS Landranger:** OS No 164

**Grid ref:** SU 549 968

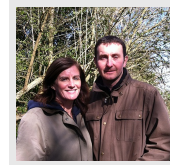
**Nearest post code:** OX44 9PW

### Local manager

**Daniel Sharp**

07780 900192

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



## Description

Bramble Wood is set amongst the bucolic countryside of Oxfordshire. The area has a long heritage as an important part of the local landscape from before this area became wooded. These grounds were originally rough heathland grazing for local sheep farmers before being returned to nature as the tranquil mature woodland that we find here today.

Within the wood the ground is predominantly well drained and firm underfoot as a result of clearly defined drainage ditches along the northern wood boundary with the access track. Level ground makes for easy access throughout.

Minimal human intervention in recent years has led to a completely natural feel and there are a number of small self seeded birch, beech and holly amongst the undergrowth of the woodland floor. There are however a number of clearings where established oak of impressive proportions have protected the understory beneath their expansive canopy.

It is a source of wellbeing and delight to wander between grassy clearings and along the sunny southern boundary with open fields where enormous ancient oaks have been maintained to provide crucial shelter for new planting within the the wood. The clearings throughout Bramble Wood are perfect spaces for the budding forester to enjoy overnight camp outs.

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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## Features

The land here was owned for many years by the nearby Nuneham estate at the northern boundary of Clifton Heath. At Bramble Wood the ancient hedge and ditch features are still visible along the boundary with open fields, that historically marked a change in ownership and provided essential drainage of the land. Features of this type are still lovingly maintained by neighbouring landowners as part of the tradition of rural land stewardship that is such a characteristic of this area.

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## Access, tracks and footpaths

The track passing through neighbouring woodland to Bramble Wood was mostly upgraded as part of a wartime defence effort to provide operational access to this tract of land, and recently extended to the entrance of Bramble Wood. There are no footpaths through or along the boundaries of this wood.

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## 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.

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## Local area and history

Bramble Wood is sited on heathland close to the the village of Clifton Hampden. This land would originally have provided livestock grazing and was also believed to be the location of a brick kiln for local construction projects including the construction of the bridge crossing the Thames in the village in 1864. The village developed centuries earlier as a crossing on the river, standing at a point where it was fordable in the summer months and also a suitable for a ferry crossing.

The woodland location also provides easy access to the city of Oxford and the numerous cultural and social opportunities available here.

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## 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.

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## Directions

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

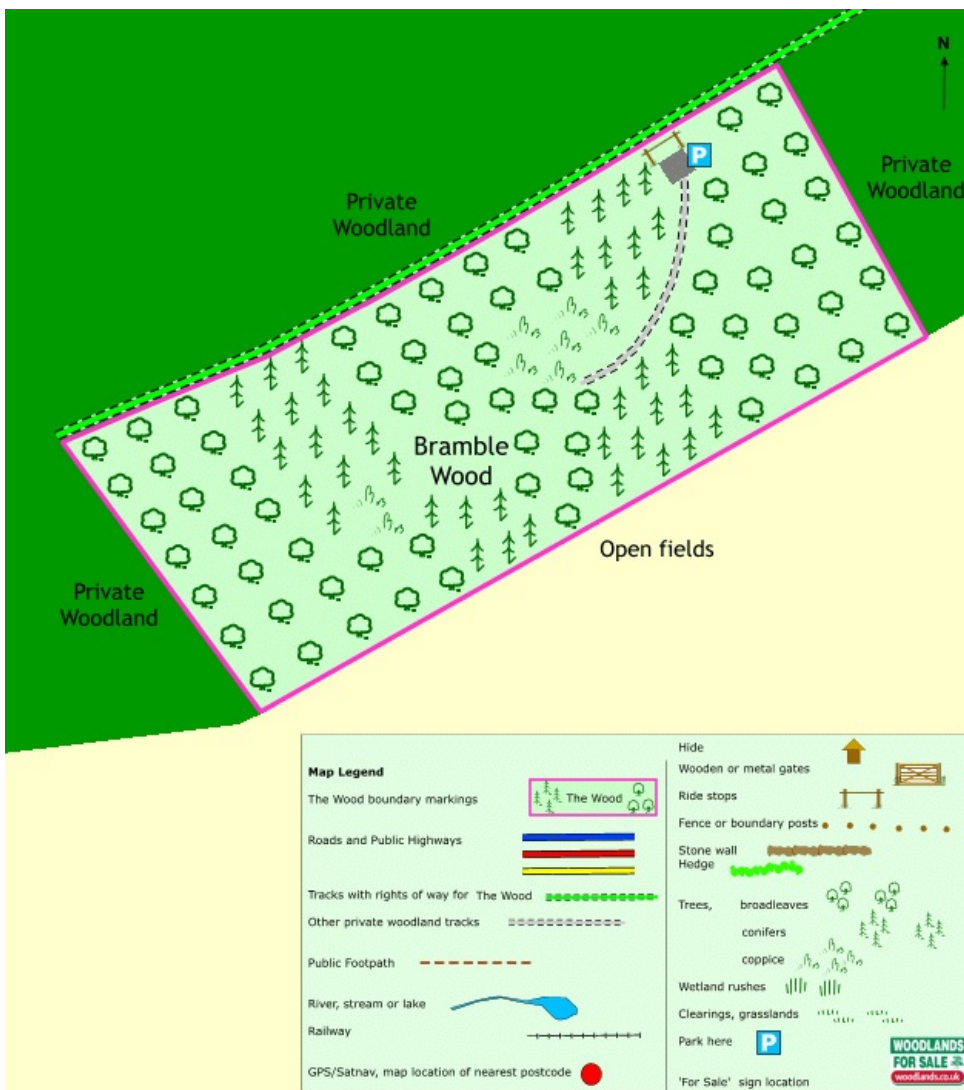
220 metres until a turning on your left. Follow this left turn for a further 100 metres and then follow the track to the right, where after a further 200 metres you will reach the name sign and coloured markings for Bramble Wood.

## Boundaries:

Boundaries are easily identified by pink markings on posts and trees running through the wood to the east and along the access track to the north and the field boundary to the south. To the west a neighbouring landowner has erected a fence.







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.