



Gilpin Wood Oxfordshire

A woodland combining many attractive elements of open areas and mature broadleaf trees on level ground.

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 552 970

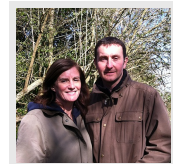
Nearest post code: OX44 9PW

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



Description

From the shade of the towering oak and beech at Gilpin Wood, expansive skies spread across the rolling open landscape of this delightful part of Oxfordshire. The sunlight from the open clearings that characterise this wood, penetrates deep into the tree cover and illuminates the forest floor, where an interesting array of ground flora catch the eye of the springtime visitor.

Gilpin Wood is a beguiling combination of mature woodland and open ground that makes a versatile habitat for a new owner and resident wildlife to fully enjoy. The deer browse freely in the grassy clearings and these areas of open meadow make ideal camping retreats with stunning views to wake up to.

The access is suitable for all types of vehicle along a well maintained woodland track to the entrance of Gilpin Wood. From here the track continues through the woodland providing ideal access deep within the woodland boundary.

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

There is a rich variety of well established trees, including oak, beech and hazel. There are also several areas of newer planting that will continue to flourish and expand the tree cover. These are interspersed with the sturdy trunks of towering Scots Pine, providing a wood-scape of great character and interest, well suited to many varied requirements for a new owner.

Access, tracks and footpaths

A newly renovated track runs directly to the entrance to Gilpin Wood and once within the wood there is plenty of space to park. Although there are no footpaths through the wood 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 Gilpin Wood therefore enjoys all the rights of ownership of freehold title.

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

The stewardship of much of this rural area was overseen by the Harcourt family at nearby Nuneham House for many centuries and was considered the epitome of progressive estate management at the forefront of innovation and fashion.

W. S. Gilpin was a successor of Capability Brown appointed to keep the house and grounds at the forefront of contemporary style. His interest in trees is still seen today in the context of the historic estate landscape - including the Pinetum (now part of the Oxford University Arboretum).

1940 marked the end of the era of celebrating Nuneham. The Estate was requisitioned during the Second World War as a base for the Air Ministry. Then in 1948, the Estate was sold to the University of Oxford.

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 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.

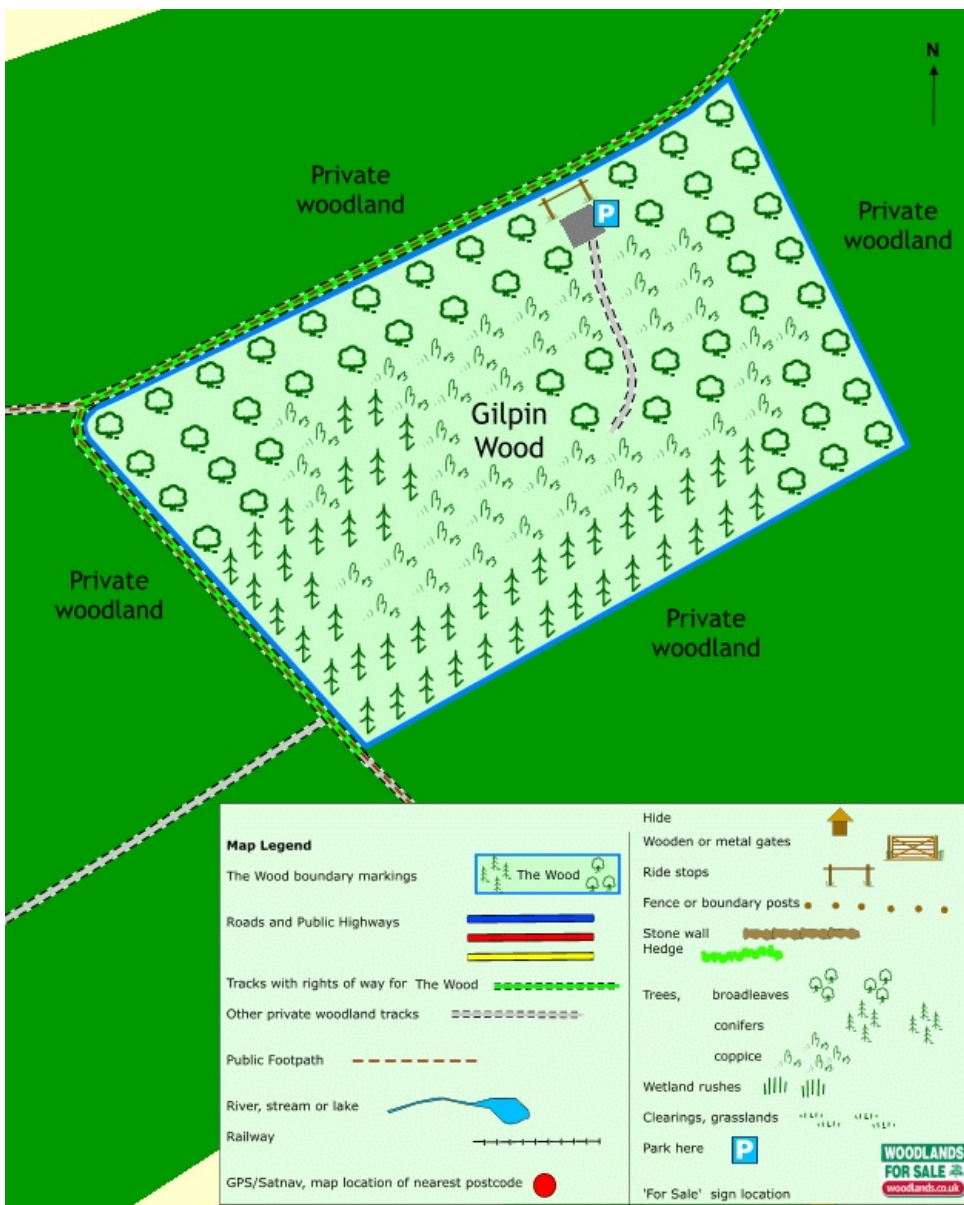
From the A4074 Oxford to Reading road leave at the roundabout with the B4015 signed to Clifton Hampden and pass the Notcutts garden centre on your right. After a further 300 metres you will arrive at the turning into the woodland on your right onto a gravel track. There is a 'Woodlands.co.uk' sale board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

Boundaries:

Blue indicative boundary markings run through the wood on posts and trees to the south and east, and along the access track to the north and west.





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.