



Kerf Wood Oxfordshire

Kerf Wood presents a great opportunity for the woodland enthusiast to steward a woodland area of important ecological value for future generations.

Details

Price: £65,000 Freehold

Location: Clifton Hampden, Abingdon, Oxfordshire

Size: About 2 ½ acres for sale

OS Landranger: OS No 164

Grid ref: SU 551 969

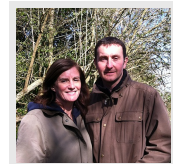
Nearest post code: OX44 9PW

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



Description

A number of striking mature oak trees dominate at Kerf Wood amongst other tree types that vary the character and feel of this woodland passing from one part to another.

The occasional conifer blends into ancient oaks and younger broadleaf planting that forms the heart of Kerf Wood. The high canopy here presides over a series of grassy clearings where wildflowers and woodland flora flourish in sunny glades. These areas make perfect family camping retreats for forestry projects and secluded locations for seasoning wood piles in the summer sunshine in readiness as winter fuel for the log burner.

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 giant oak trees in Kerf Wood have immense ecological value as an important part of the woodland ecosystem far beyond that of mere monetary timber value. A mature oak tree is thought to be home to more than two thousand species, providing important habitat within which to live, breed and feed. The woodland takes its name from the word 'kerf', which is an old foresters term for a notch or cut made by a saw.

Access, tracks and footpaths

The entrance to Kerf Wood is accessed from a newly renovated woodland track. There is space to park here or continue a little further to a large clearing beneath a giant oak tree and observe the insect rich foraging ground that provides such ideal territory for a great variety of woodland birds and mammals.

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

Kerf 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 K. 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*'.

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 post code for the wood entrance is OX44 9PW or What3words: nips.delay.rally

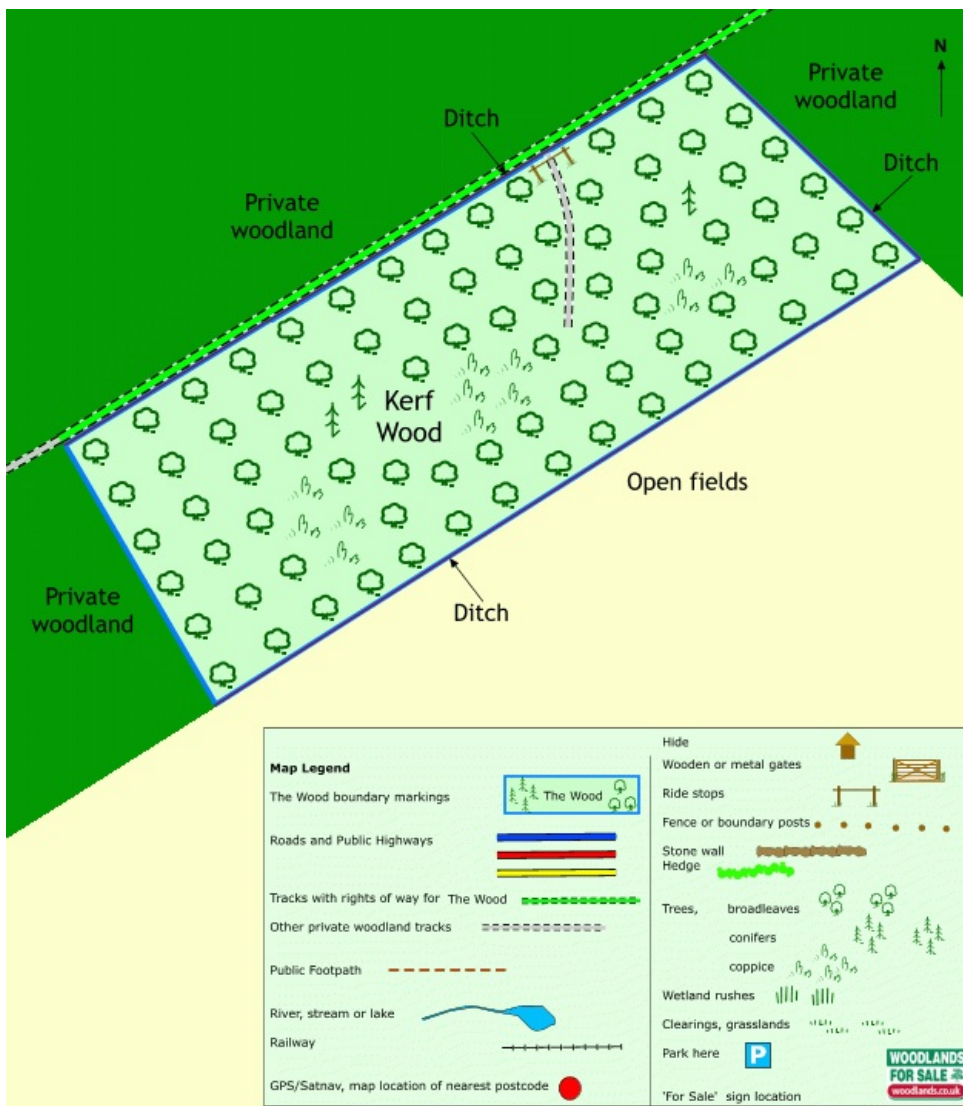
There are location plans and maps in these sales particulars to find your way to the woods.

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 100 metres you will reach the name sign and coloured markings for Kerf Wood on your left.

Boundaries:





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.