



57 Oxford Road, Clifton Hampden, OX14 3EW

Guide Price £650,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Situated in the highly desirable village of Clifton Hampden, The Laurels is a charming cottage built in 1905 with far reaching views over open countryside to the rear. The cottage has been thoughtfully & sympathetically extended to provide a premium four double bedroom property. A small separate porch area opens into a cosy sitting room with fireplace & staircase to the first floor. A further door leads into an expansive open plan area idea for family enjoyment & entertaining. Skilfully designed to include a kitchen, dining, sitting & study areas. There is also a brand new downstairs shower room & cloakroom. The kitchen is well equipped with a gas/electric range cooker, Belfast sink & traditional oak units. Upstairs comprises three double bedrooms on the first floor & a further double bedroom in the loft conversion. All bedrooms are serviced by a modern family bathroom. The property is set back from the road with a front garden & ample parking for four vehicles. The rear south easterly facing garden includes mature planting, a well-kept lawned area, a shed & an outbuilding workshop/utility/general store, suitable to be adapted for a variety of purposes including home office or studio. Herringbone brick pathways & patio/sun terrace provide opportunities for alfresco dining.





Key Features

- Approx 1545sq ft of accommodation
- Gas central heating (radiators)
- High quality replacement double glazed windows
- Pleasing interior decor
- NO ONWARD CHAIN
- Council Tax band: E
- EPC Rating: C

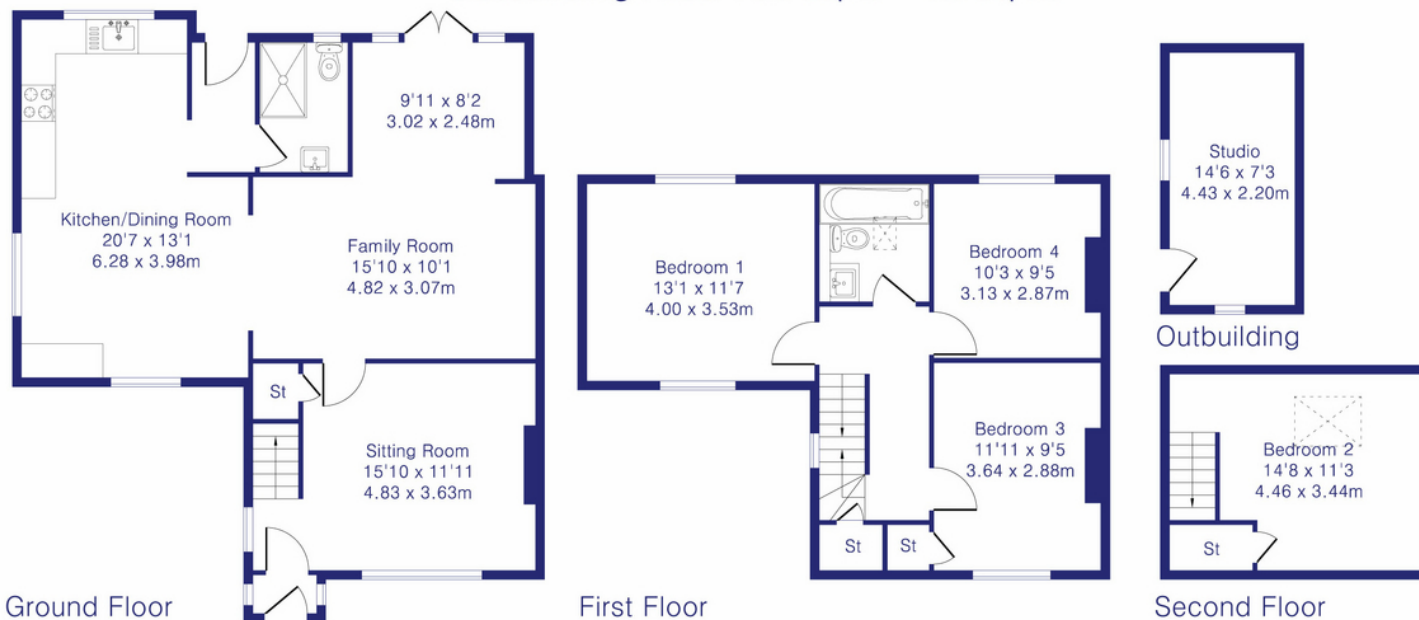
The Location

Clifton Hampden is a picturesque and extremely well located Thameside Village with a range of amenities including village store/post office, junior school, church and renowned riverside restaurant/public house. There is good access to the nearby thriving market town of Abingdon (5 miles), Didcot (6 miles), Wallingford (7 miles) and Oxford City (10 miles). There is a mainline station at Didcot Parkway connecting to London Paddington is a little as 36 minutes. Culham station is within 2 miles, with free parking and a branch line link to Didcot Parkway and Oxford.

Formerly part of the Gibbs family country estate and contributing to the aesthetic appeal and overall sense of well-being associated with this unique environment.



Approximate Gross Internal Area 1650 sq ft – 144 sq m
 Ground Floor Area 768 sq ft – 71 sq m
 First Floor Area 612 sq ft – 48 sq m
 Second Floor Area 165 sq ft – 15 sq m
 Outbuilding Area 105 sq ft – 10 sq m



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