



Courtiers Green, Clifton Hampden, OX14 3EN

£560,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Very pleasantly situated within the highly desirable and extremely scenic Thameside village of Clifton Hampden. In a wide open close, with similar style homes located on the right, set well back from the road, and enjoying an open aspect to the green directly opposite with a tree lined backdrop. This handsome 4 bedroom family residence has been thoughtfully extended to provide generously proportioned accommodation with a high level of versatility. The aforementioned is complimented by large picture windows, which allows for a light and airy sense of well being throughout. Many enhancements are in evidence, including high quality flooring, re-fitted kitchen and utility, stylish bathroom and en-suite sanitary ware, full central heating and replacement double glazed windows. All four bedrooms are comfortably proportioned, with an en-suite to the master bedroom. The property is offered with early vacant possession – no onward chain.

There is a long private driveway providing ample car standing and access to garage. Expanse of lawn to front and secluded well established rear garden.

An internal inspection will enable the properties many fine attributes to be fully appreciated.





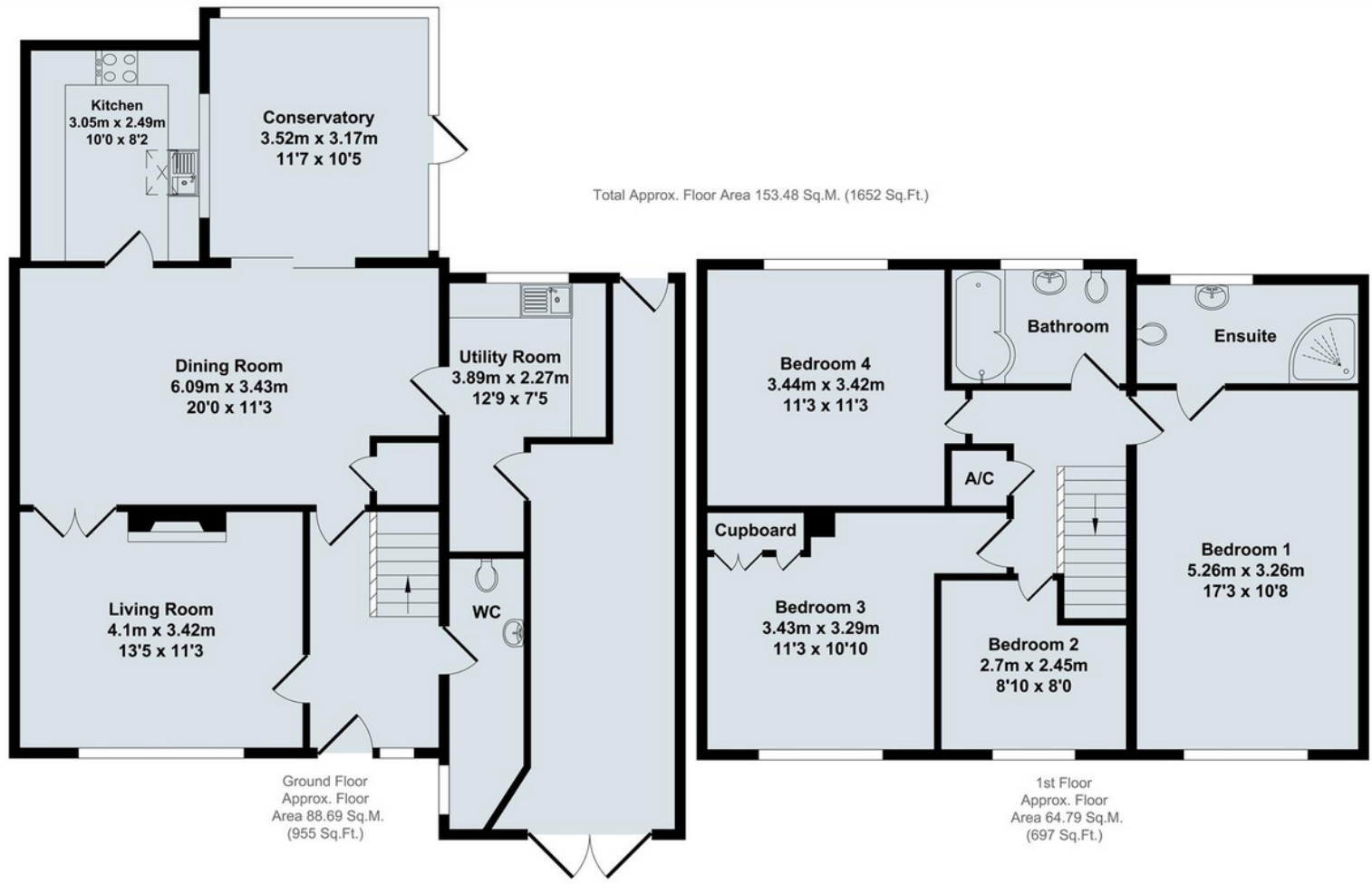
Key Features

- Approx 1652 sq ft accommodation
- Pleasing interior décor
- Kitchen & Separate utility
- Lovely village environment
- Council tax band: E
- EPC Rating: D

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 public house/restaurant. 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 in as little as 36 minutes. Culham station is within 2 miles, with free parking and a branch line link to Didcot Parkway and Oxford. This is essentially a semi-rural environment, but is by no means isolated.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office
 51 Stert Street, Abingdon
 Oxfordshire, OX14 3JF

T 01235 538000
 E abingdon@thomasmerrifield.co.uk
 W thomasmerrifield.co.uk

