



Watery Lane, Clifton Hampden, OX14 3EJ

£750,000 Freehold

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SALES LETTINGS



The Property

Situated in the heart of the highly desirable village of Clifton Hampden on a private road comprising an eclectic range of quality homes. The Old Coach House is a compelling, highly individual 5-bedroom detached period residence of considerable intrigue and character, complimented by contemporary and lifestyle elements.

Imaginatively modernised whilst retaining and embellishing the patina of its period origins. The generously portioned accommodation is arranged to provide a high degree of versatility, with each individual room, whether it be a reception area or bedroom, providing comfortable space and distinguished by its own unique characteristics and visually appealing features, such as a wealth of exposed original beams, some with a thoughtful and imaginative collaboration of modernistic styling and design.

There is ample off-road parking, with two spaces to the left and additional space to the right, accessed through double timber gated doors. The established landscaped gardens form an attractive feature of the property, with an elevated expanse of lawn bordered by well stocked flower and shrub borders, with additional green screen planting providing a high degree of privacy.



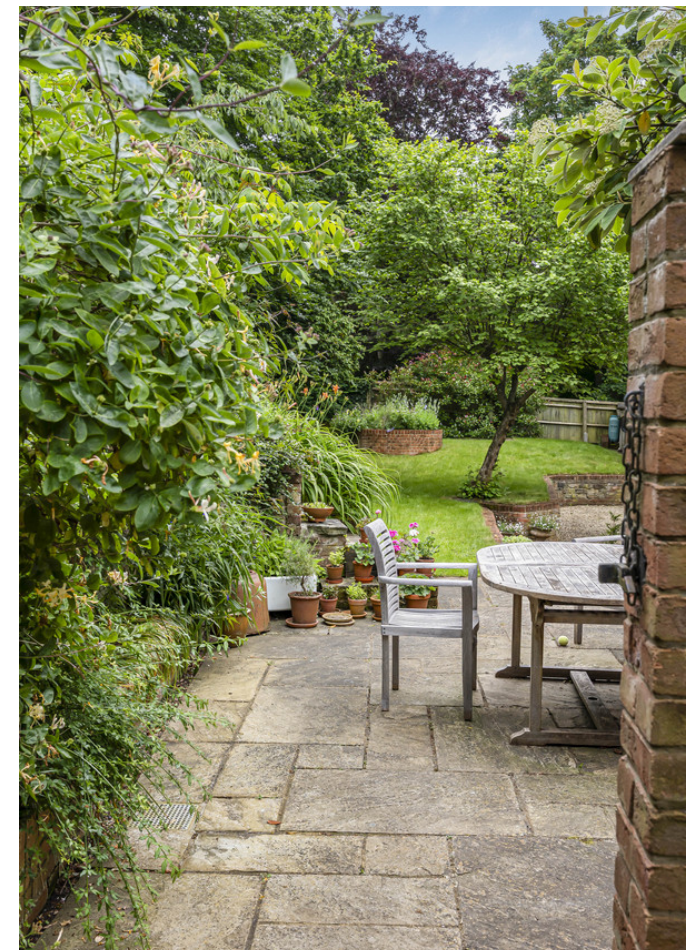


Key Features

- Full central heating (radiators)
- Square paned windows
- Many vaulted ceilings
- Galleried landing
- Latch panelled interior doors
- Council tax band: G
- EPC Rating: E

The Location

Clifton Hampden is a picturesque well located Thameside village with an historic range of appealing homes. There is range of community amenities including store/post office, junior school, church and riverside restaurant/public house. There is good access to the nearby town of Abingdon (5 miles), Didcot (6 miles), Wallingford (7 miles) & the City of Oxford (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 & a branch line to Didcot Parkway & Oxford. The immediate area is renowned for its excellent range of independent & state schools catering for all ages, including the Europa School in Nearby Culham.

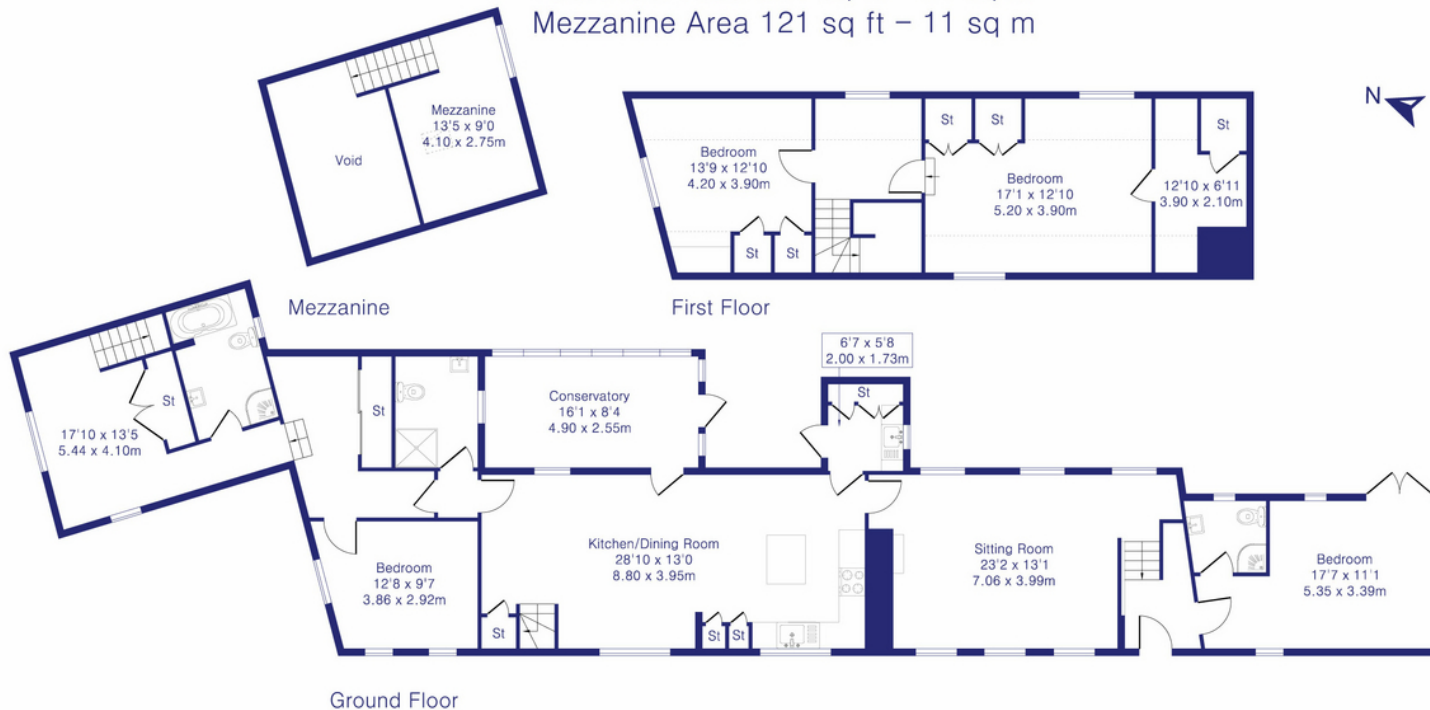


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Approximate Gross Internal Area 2327 sq ft – 216 sq m
Ground Floor Area 1622 sq ft – 151 sq m
First Floor Area 584 sq ft – 54 sq m
Mezzanine Area 121 sq ft – 11 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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