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**Main Street
Clanfield, Oxfordshire, OX18 2SP**

Guide Price £700,000



An extended semi-detached Victorian cottage with later ground floor additions, offering very versatile family-sized accommodation, in a delightful setting set back from the road next to the primary school on the quaint village green. We understand the property was originally designed by famous Oxford architect, William Wilkinson. The property offers a stylish combination of period features and contemporary finishes with plenty of scope for the new owner to stamp their own mark. The large cottage garden lies mainly to the front and side of the property and with some care and attention could once again be a beautiful feature of the house. At the head of the garden, accessed from the lane at the front, a car-port provides off-road parking along with plenty of useful storage. The accommodation comprises hall, sitting room, dining room, bespoke oak-fitted kitchen, a quite superb garden/sun room with exposed A-Frame roof timbers and a feature roof lantern. This leads to a utility room, shower room and then a large ground floor space overlooking the garden providing studio/office/annex/bedroom options. On the first floor are 3 bedrooms and family bathroom complete with roll-top bath. The property has retained period features and styling that include ledged doors, stripped woodwork, white-washed walls, quarry tiles, fireplaces and ornate antique style French 'Godin' stoves, and has oil fired central heating. The house is offered with immediate vacant possession - no onward chain - viewing is highly advised to those seeking character and individuality in a highly regarded West Oxfordshire village.



SITUATION

Clanfield is a very pretty traditional West Oxfordshire village some 2.5 miles west of Bampton on the A4095 Faringdon to Witney road. The village has facilities including a parish church, village hall, The Double Red Duke Boutique Hotel, the Masons Arms pub, Blakes Kitchen Cafe, Bakery & Post Office, and Primary school. Clanfield is also in catchment for Burford secondary school. The village is well situated for access to the A420, A34 and A40 along with the M4 and M40 motorways. Swindon mainline railway station is some 16 miles distant. Burford c.8 miles, Faringdon c.4 miles, Witney c.8 miles, Oxford. c.21 miles.

DIRECTIONS

Clanfield is a delightful village, east of Lechlade, on the edge of the Cotswolds. Approaching the village from the north and the A40, pass the Double Red Duke boutique hotel on your right and continue along the A4095 where the property will be found on your left, set back from the road next to the village school behind the green.

THE ACCOMMODATION

Hallway

Quarry tiles, stove, staircase to first floor.

Sitting Room

Period style fireplace, picture rail.

Dining Room

Period style fireplace (not used), tiled floor continuing to Kitchen.

Kitchen

Bespoke oak base and wall units, marble worktop, white-washed walls, ceiling timbers, electric oven and hob, ceramic sink.

Sun Room

Attractive timber A-frames, white-washed stone walls, 'Godin' stove, tiled floor, timber framed sash windows facing the garden, feature roof lantern.

Utility Room

Base and wall units, single drainer sink, oil fired boiler.

Shower Room

Shower cubicle, wash basin, WC, Velux.

Studio/Office/Family Room

Divided into two sections with a sliding door, windows overlooking the garden. This room could serve a multitude of purposes, depending on individual requirements.

First floor Landing

Bedroom 1

Period style fireplace, front facing window.

Bedroom 2

Period style fireplace, rear facing window.

Bedroom 3

Period style fireplace, window to side, cupboard housing water cylinder.

Bathroom

Roll top clawfoot bath, pedestal basin, WC, shower cubicle.



OUTSIDE

The Garden

A good-sized garden in need of some attention but having huge potential to take it back to the stunning cottage garden from the owners’ occupancy. Lying to the front and side of the property, enclosed by stone wall enjoying a westerly aspect.

Car-Port & Store

Accessed from the lane at the front of the property.

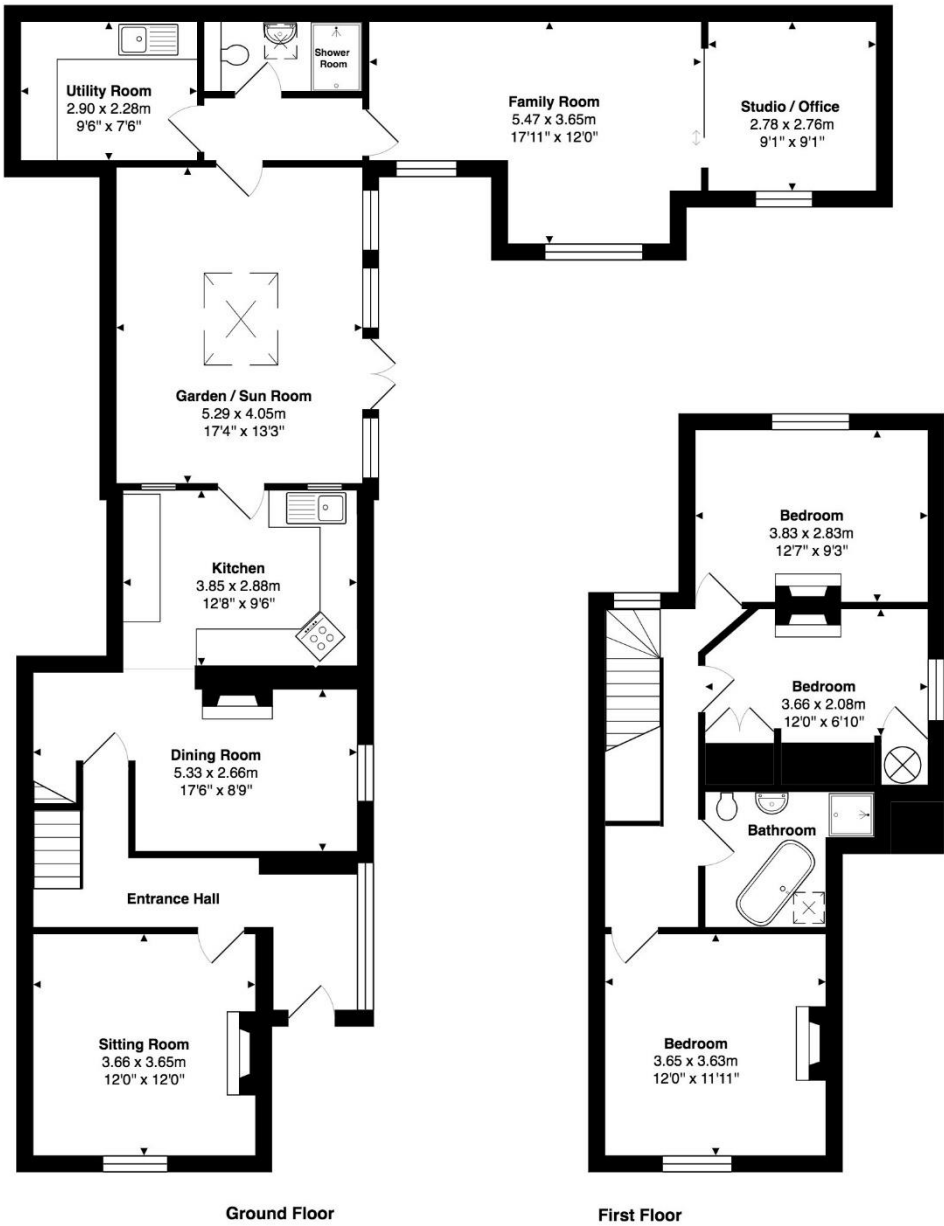
COUNCIL TAX

West Oxfordshire District Council - Band E.

Note

Photographs are dated October 2023 prior to our client vacating the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Approximate Gross Internal Area
159.0 m² ... 1711 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

