



Bridge House, Clifton Hampden, OX14

Guide Price £750,000

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## Bridge House, Clifton Hampden, OX14

Situated along the scenic River Thames, Bridge House is a historic and charming toll house full of character and warmth. This beautifully preserved property, located in the picturesque village of Clifton Hampden, with origins dating back to the 19th century. The property retains many original features, including exposed brickwork and stunning leaded windows that frame views of the river and the renowned bridge designed by Sir George Gilbert Scott.

The interior of Bridge House has been thoughtfully decorated to create a welcoming and cozy atmosphere, while still maintaining the property's unique charm. The home comprises a spacious living room with a beautiful open fireplace, a well-appointed kitchen, a dining room, and a family bathroom. The garden room that extends around the original house, with large windows overlooking both the garden and the River Thames is a tranquil retreat which can only truly appreciate when viewing. The position of this property is breathtaking.

The property offers three/four bedrooms, both boasting picturesque views of the river and surrounding countryside. In addition, there is an oak-framed garage and workshop, along with ancillary accommodation above that includes two bedrooms, a shower room, and ample space for a home office or studio. Outside, the beautifully maintained garden is perfect for relaxing, while also providing direct access to the river, offering opportunities for boating and fishing. This property offers a lifestyle and the relaxing waterside setting is quite unique.

Bridge House is ideally located for those seeking the peacefulness of rural living while still being within easy reach of nearby towns and cities. This is a rare chance to acquire a truly unique property rich in history, and we strongly recommend arranging an early viewing to fully appreciate all that Bridge House has to offer.

The property is complemented by a wonderful garden of approximately 0.7 acres, which features mature trees and a wealth of wildlife, including otters, kingfishers, and swans, as well as direct access to the River Thames.







## Situation

Clifton Hampden is a charming village located south of Oxford, east of Abingdon, and west of Dorchester-on-Thames. The village is well-connected, with Didcot Parkway station offering direct trains to London Paddington, and easy access to Oxford. Local amenities include a well-regarded primary school, the Barley Mow pub, a traditional village shop, a post office, a church, a cricket ground, tennis courts, a children's playground, and a village hall. For schooling, there are several other options nearby, including a Church of England primary school in Dorchester, as well as private schools such as Cothill House, The Manor Preparatory School, and Oxford's Dragon School, Summer Fields, and St. Edward's. Further prestigious schools, including The European School, Abingdon School, Radley College, and Chandlings, Moulsoford Prep, are also within easy reach.

## Local Authority

South Oxfordshire District Council

Abbey House, Abbey Close, Abingdon

OX14 3JE Telephone: 01235 422422

## Council tax

Council tax band D amounting to £2,356.55 for the year 2025/26.

## Viewing arrangements

Strictly by appointment and accompanied by Fortnum's Estates.





## Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates.

## Services

Mains water and electricity. Calor gas fueled heating, Septic tank drainage.

## Tenure & Possession

Freehold and offered with vacant possession.

## Advisory notes

*Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.*





Approximate Gross Internal Area = 111.0 sq m / 1198 sq ft

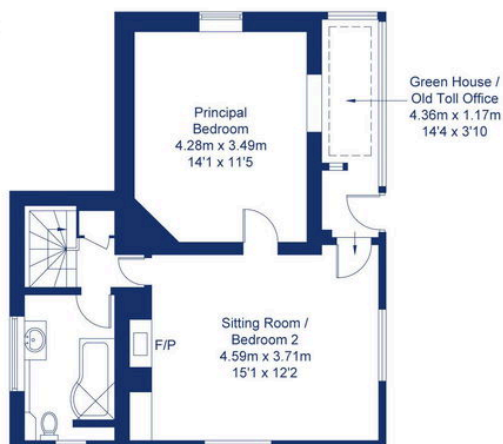
Workshop & Garage = 38.0 sq m / 408 sq ft

Tractor Shed = 16.0 sq m / 174 sq ft

Annex = 45.0 sq m / 490 sq ft

Total = 210.0 sq m / 2270 sq ft

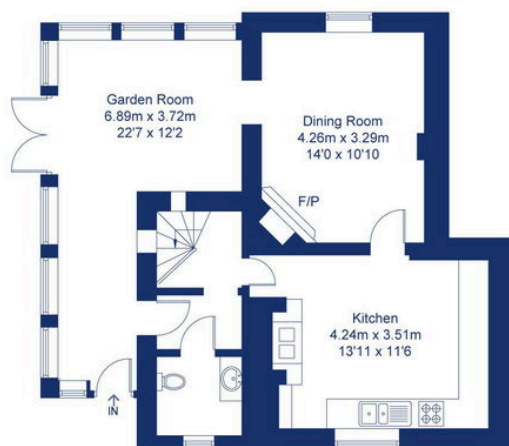
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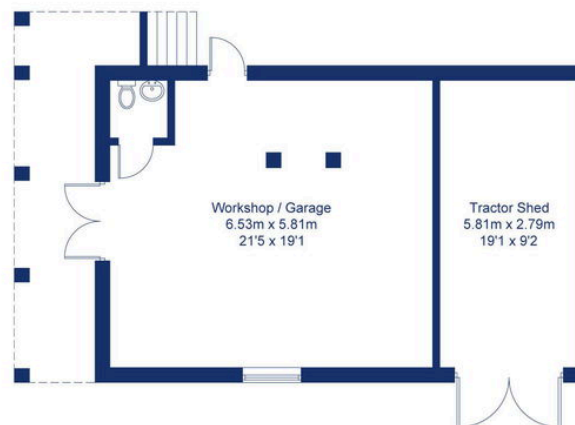
**First Floor**



**Annexe First Floor**



**Ground Floor**



**Annexe Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards.  
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