



High Street, Clifton Hampden, OX14

Guide Price £450,000

FORTNUMS
ESTATES

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High Street, Clifton Hampden, OX14

This cottage is an exceptional example of a period village home, thoughtfully updated to provide a wonderful balance of traditional character and modern living. Every element has been carefully maintained. The accommodation is inviting and well-proportioned. A charming sitting room with a wood-burning stove offers a warm and relaxing atmosphere, while the adjoining dining room provides an ideal space for dining area or home working. The kitchen opens directly to the rear garden, creating an effortless flow between indoor and outdoor living. The first floor includes two double bedrooms, each full of natural light, together with a generous landing creating the perfect study area and an elegant bathroom. To the exterior is a pretty cottage garden to the front with established hedging creating wonderful privacy and a beautifully arranged terraced garden to the rear, designed for easy enjoyment. There is a separate utility room accessed through the garden and separate storage room offering further potential should you wish to create a further office space.

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. There are regular buses to Didcot, Reading and Abingdon. Local amenities include a well-regarded primary school, GP surgery, 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. There are wonderful local walks and cycle routes including the Thames Path with access for wild swimming and paddle boarding from Clifton Hampden Wharf. 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 Europa School, Abingdon School, Radley College, and Chandlings, Moulsoford Prep, are also within easy reach.





Council tax

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

Viewing arrangements

Strictly by appointment and accompanied by Fortnums Estates.

Fixtures & Fittings

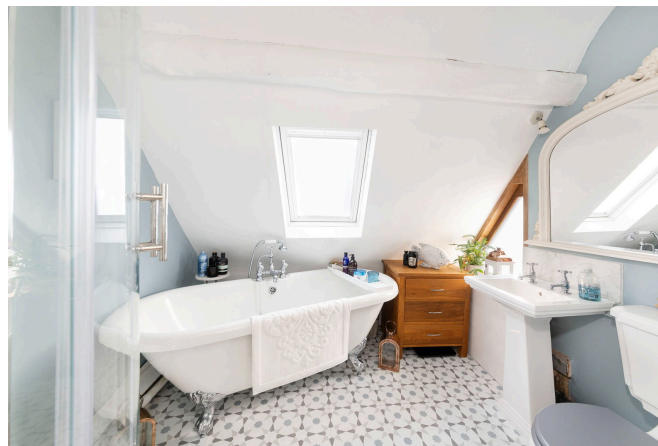
Certain items may be available by separate negotiation with Fortnums Estates.

Services

All mains services are connected with the exception of gas.

Tenure & Possession

Freehold and offered with vacant possession.



Local Authority

South Oxfordshire District Council

Abbey House, Abbey Close,

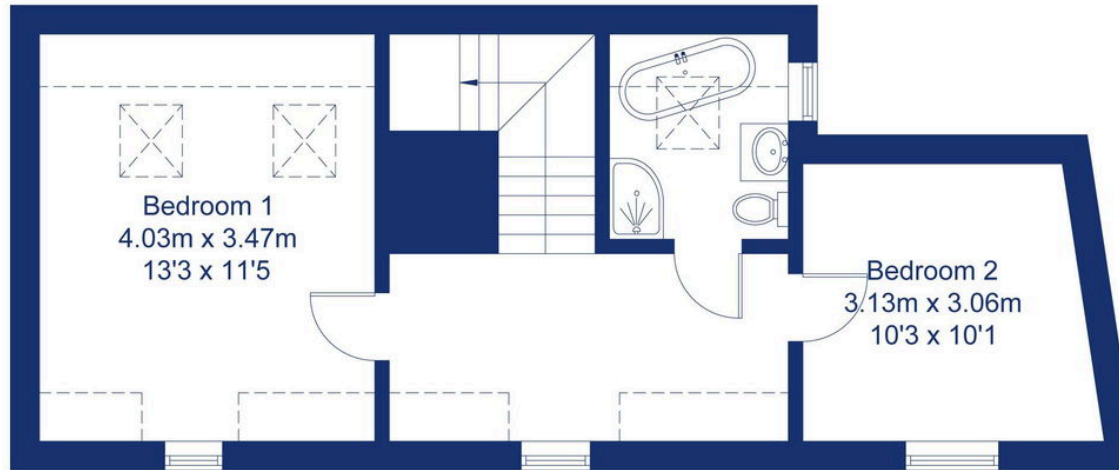
Abingdon OX14 3JE

01235 422422

Advisory notes

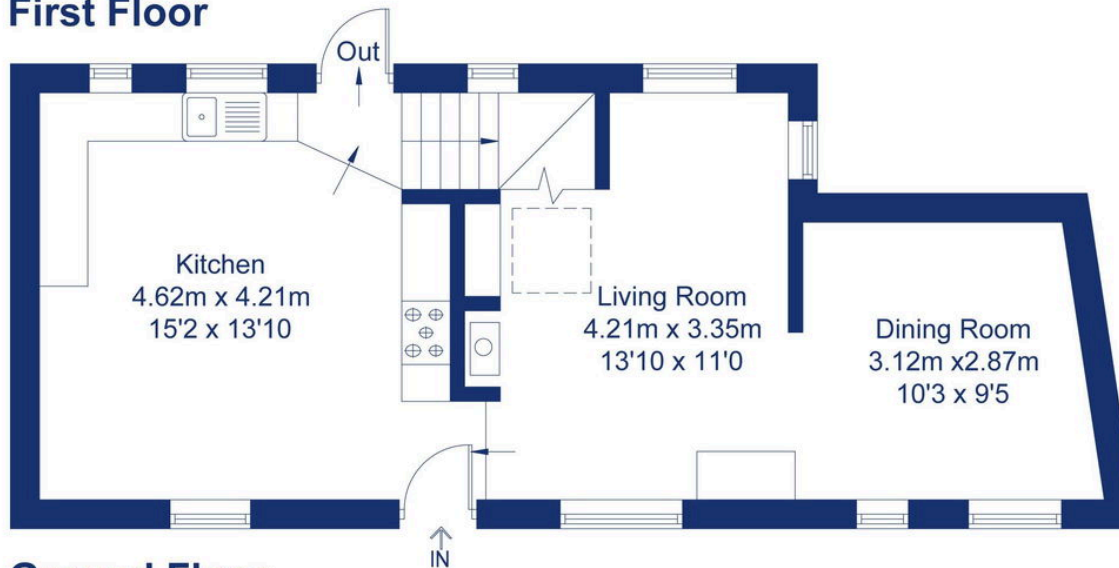
Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for 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.



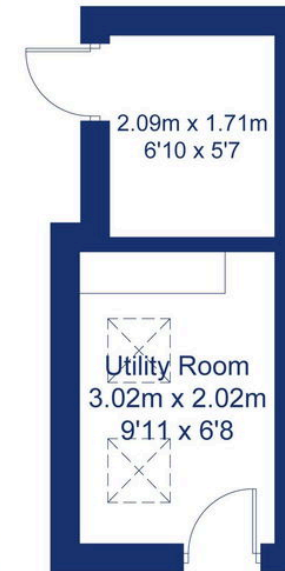


Restricted Head Height

First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

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