

THE OLD SCHOOL HOUSE

CLANFIELD, OXFORDSHIRE



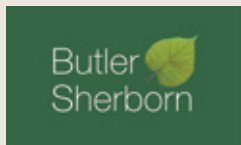
Bampton 2 miles, Faringdon 4 miles, Burford 8 miles,
Witney 9 miles, Oxford 21 miles, Didcot Parkway
22 miles (London Paddington from 40 minutes)
(All times and distances approximate).

A CHARMING FOUR
BEDROOM SEMI-DETACHED
VICTORIAN HOUSE WITH
A DELIGHTFUL GARDEN,
CAR-PORT AND WORKSHOP,
SITUATED IN A TUCKED-
AWAY LOCATION IN THIS
SOUGHT AFTER VILLAGE.

Ground Floor: Entrance Hall • Sitting Room • Dining
Room • Kitchen • Garden Room • Utility Room • Shower
Room • Studio/Bedroom Four • Store Room.

First Floor: Three Bedrooms • Family Bathroom

Outside: Car Port • Workshop • Garden



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The London Office: 40 St James's Place, London,
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DESCRIPTION

The Old School House is a delightful Victorian property that is attached to Clanfield primary school and at one time would have served as the schoolmaster's house. It is situated at the end of a no-through lane, set back from Main Street. The house has been in the same ownership for forty years and has been sympathetically extended and tastefully presented to create a charming and versatile family home.

Period details include fireplaces, picture rails, a fabulous antique free-standing radiator, exposed beams, original cupboards and stripped pine joinery. Of particular note is the light and spacious vaulted garden room, which leads to a generous studio/bedroom with an adjacent shower room, ideal for guests or teenagers. The house is set back from the lane by its beautiful mature garden, a serene and private retreat.



ACCOMMODATION

Ground Floor

The entrance hall leads to a pretty sitting room and on to the charming dining room, both with period fireplaces. The adjacent kitchen has exposed beams and internal windows to the garden room and is fitted with a bespoke range of washed oak units incorporating an electric oven, ceramic hob with extractor over, and an integrated fridge. The lovely garden room has limed 'A' frame beams and is flooded with light from the overhead lantern, french doors, and windows overlooking the garden. Beyond are the fitted utility room, with a fridge-freezer and washing machine, a sleek shower room, and a generous studio/bedroom with a large store room beyond.

First Floor

Stairs rise to a galleried landing with access to the three bedrooms, all of which have period fireplaces. The family bathroom has been tastefully finished with heritage style fittings to include a free standing slipper-bath and a separate shower.

OUTSIDE

A pedestrian gate leads from the no-through lane to the garden, which is generously planted with a variety of shrubs, trees and flowering plants, a lawned area adjacent to the front of the house and a gravel courtyard by the garden room. There are various seating areas, a duck enclosure, an arbour planted with a grapevine and an apple tree. The carport and attached workshop, with power and light, are adjacent to the front gate and there are two timber storage sheds.



SITUATION & AMENITIES

Clanfield is well located for access to the major commercial centres of Swindon, Cheltenham, Birmingham, Banbury and the historic University City of Oxford. Communications are excellent both by rail and road, with access to the M40 at Oxford for London and Birmingham, via Cheltenham to the M5 and South West and to the M4 at Swindon to the South. Heathrow Airport is 64 miles away.

This small village is largely made up of period Cotswold stone houses and cottages. There is a fine 14th Century Church, a respected primary school (Ofsted Good) and an award winning bakery with a post office and tea room. There are also two pubs, including The Double Red Duke which has had stellar reviews for their food and rooms in several national papers and magazines, including Vogue and Conde Nast Traveller. An award winning butcher and delicatessen, small supermarket and medical centre are available in nearby Bampton, with Witney and Faringdon providing more comprehensive facilities including Waitrose in both locations and a cinema complex in Witney. Education in the area is first rate, with St Hugh's and Cokethorpe schools both within 9 miles and many excellent private schools in Abingdon, Oxford and Cheltenham. Clanfield falls within the catchment area for the highly regarded secondary school at Burford (Ofsted Good).

SERVICES

Mains water (the stopcock is in the kitchen), drainage and electricity. Oil fired central heating (the oil tank is adjacent to the studio, the boiler is the utility room). Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale, as are most of the light fittings and the curtain poles in the sitting room and front bedroom. All other items are excluded.

The wooden bear, pumpkin water feature, and the sitting and standing fairies, are specifically excluded, as are the oil lamp on the landing and the hanging light in the kitchen.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council
Church Green
Witney
Oxfordshire
T 01993 861000
W westoxon.gov.uk

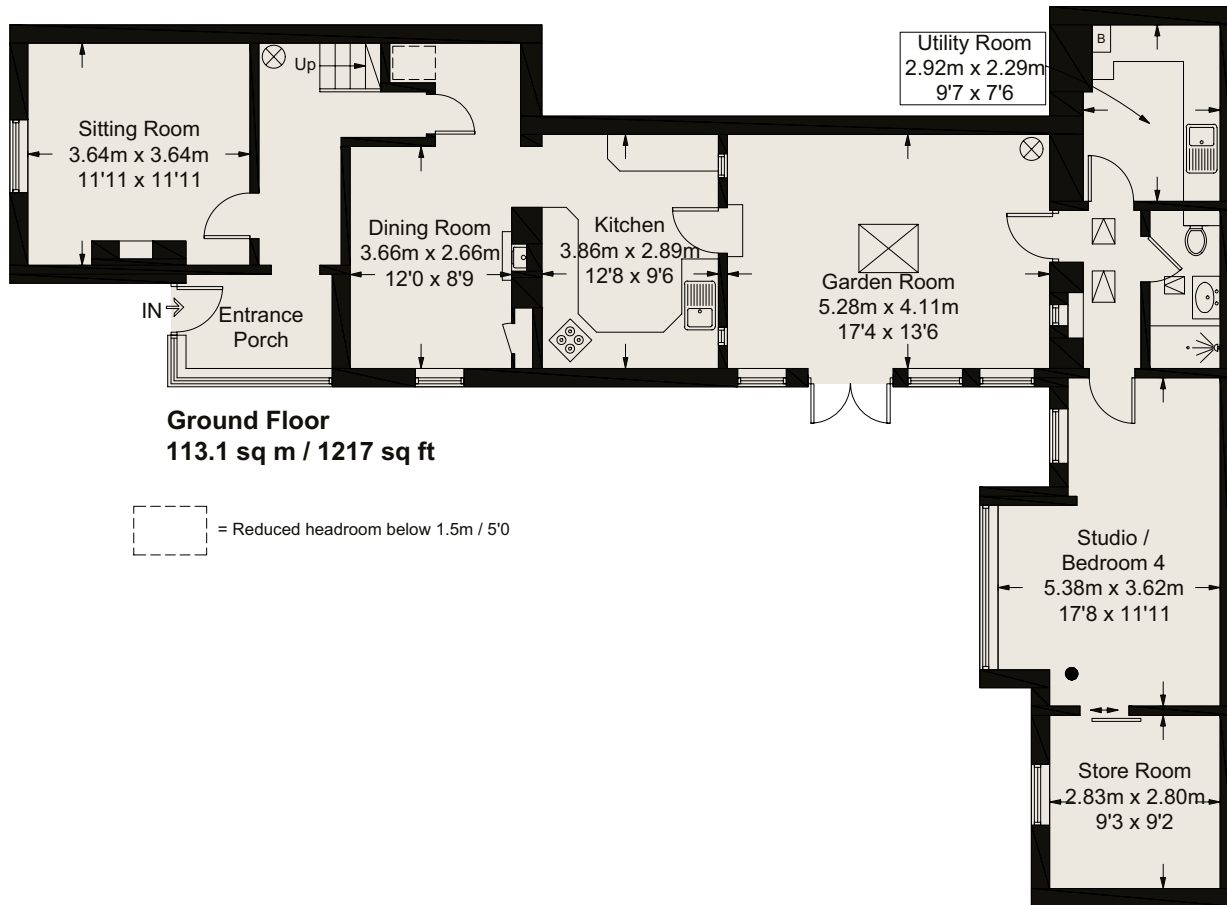
COUNCIL TAX

Band E

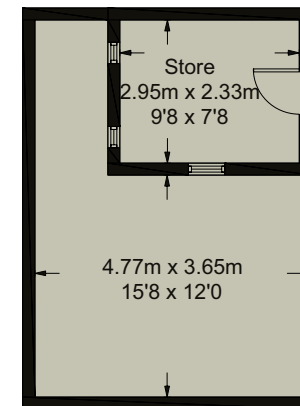
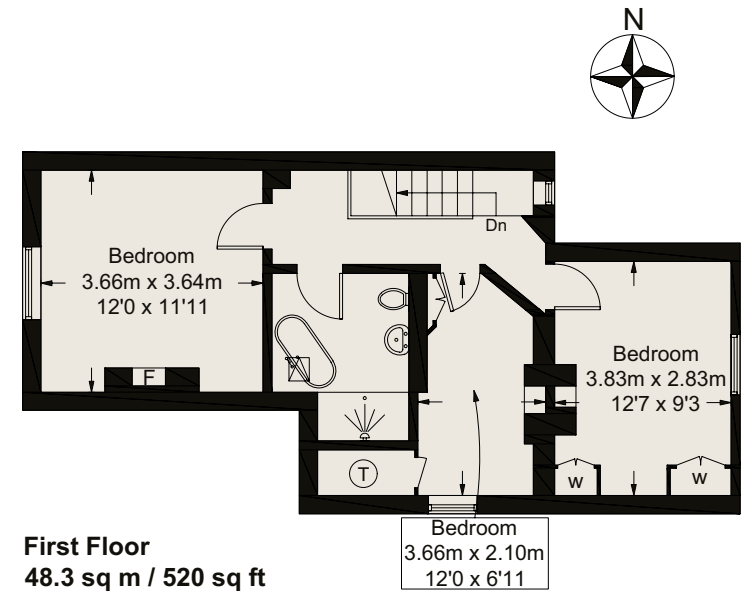
VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office
T 01993 822325 or The London Office T 0207 839 0888.
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= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 161.4 sq m / 1737 sq ft

Store = 6.9 sq m / 74 sq ft

Total = 168.3 sq m / 1811 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1017597)





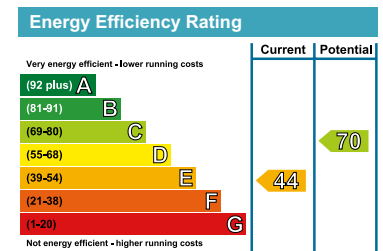
DIRECTIONS (POSTCODE OX18 2SP)

From Burford take the A361 towards Lechlade. After the Cotswold Wildlife Park take the first left hand turn, signposted Kencot, and continue on this road to a crossroads. Turn left at the junction towards Alvescot. At the next junction turn right and proceed through Alvescot, remaining on this road through the village of Black Bourton until you reach Clanfield. Continue on this road, passing The Plough and the village post office/bakery. Take the turning on the left signposted Clanfield Primary School and turn immediately right onto a small lane. The Old School House will be found at the end of the lane on the left hand side.

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DISCLAIMER 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: October 2023. Particulars written: October 2023. Brochure by wordperfectprint.com



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