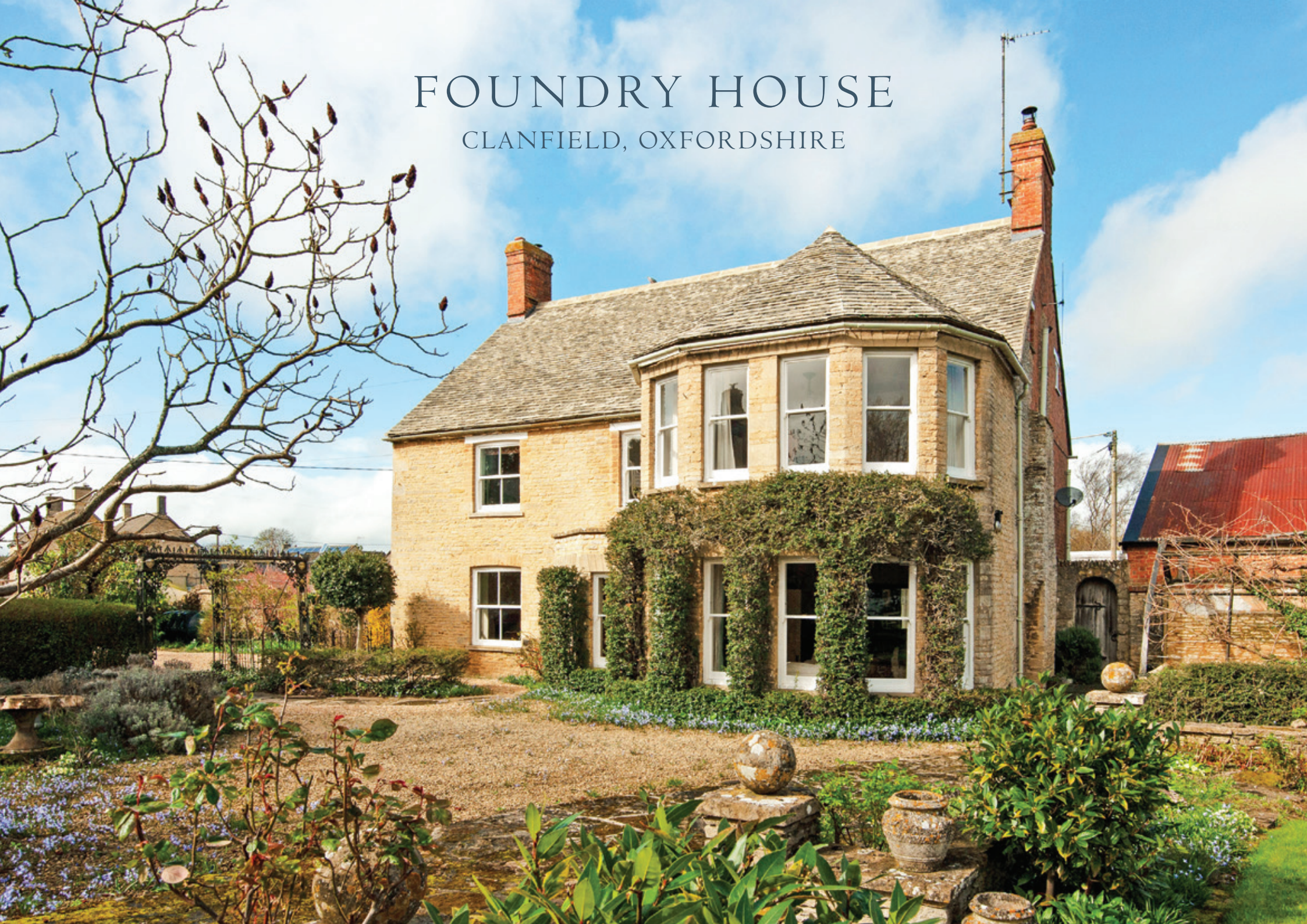


# FOUNDRY HOUSE

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 SUBSTANTIAL DETACHED  
FIVE BEDROOM PERIOD FAMILY  
HOUSE WITH ATTRACTIVE  
GARDENS AND PADDOCK,  
IN THE SOUGHT-AFTER  
VILLAGE OF CLANFIELD. IN ALL  
APPROXIMATELY 1.66 ACRES.

**Ground Floor:** Entrance Hall • Drawing Room  
Dining Room • Kitchen/Breakfast Room  
Family Room/Studio • Study • Laundry Room • Rear Hall

**First Floor:** Landing with access to extensive loft space  
Principal Bedroom • Two Bathrooms • Four Further  
Double Bedrooms

**Outside:** Gated Front Driveway • Lawn Garden • Orchard  
Paddock • Vegetable Garden • Summer House • Rear and  
Side Courtyards • Double Garage and Two Stables



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## DESCRIPTION

Built in the 1800s, Foundry House has been a much loved family home for the past forty-seven years. The house is located in the centre of the village whilst also enjoying wonderful private gardens, pony paddock and orchard, opening onto farmland to the rear.

Some of the many original Victorian features include the tiled entrance hall, open fireplaces, high ceilings and generous bay windows in the drawing room and principal bedroom.

Spacious rooms throughout and a vast attic space, ideal for conversion (subject to necessary consents). Ideally located in the thriving community of Clanfield, the property is a very special home in a much sought-after location.

## ACCOMMODATION

### Ground Floor

The front door leads to the main hall with Victorian tiled floor, stairs to the first floor and doors to either side. To the right is the drawing room with large sash windows which flood the room with light, an open fireplace, and is an excellent room for entertaining. To the left is the dining room with sash windows to the front and side giving views over garden, a feature fireplace, and a glazed serving hatch to the kitchen. Further along the hall is the study with a window overlooking the rear courtyard. A laundry/boot room with WC, Belfast sink and ample space for coats and boots. To the left is the Kitchen/Breakfast room with limestone flooring, Rayburn, built in ovens, sink, matching wall and base Shaker style units and door to the side porch. Leading off the kitchen is the studio/family room with vaulted ceiling, quarry tiled floor and large pantry room to the rear. Double doors lead from the studio on to the rear courtyard.

### First Floor

The stairs rise from the main hall to the first floor to a spacious landing/library. Principal bedroom with sash windows to the front and views over the garden, built in wardrobes. Bathroom with a freestanding bath, separate shower, heated towel rail, wash hand basin and window to the side. Double bedroom to the rear with feature Victorian fireplace and window overlooking the rear courtyard. Further double bedroom with window to the rear and built in wardrobes. Double bedroom to the front with built in cupboards, and another generous double bedroom with sash window to the front, wash hand basin and built in wardrobes. Family bathroom with bath, separate shower, WC, wash hand basin, heated towel rail, large linen cupboard and window to the rear. From the landing there is access to the extensive boarded loft space, ideal for conversion (subject to the necessary consents).



## OUTSIDE

Victorian cast iron gates lead from Main Street to the extensive gravel driveway with ample parking, central stone island and stocked borders. Beyond is the lawned garden with mature trees and planted borders which produce seasonal colour throughout the year. A side courtyard garden, summer house (with electric lights and sockets) and Victorian vine arbor, ideal for shaded alfresco dining. Through a wooden door to the paved rear courtyard, high walled for privacy. The driveway continues past the formal lawn with an area of garden to the right which is partially walled and once served as the Victorian kitchen garden. This vegetable garden is currently laid to a wild flower meadow with trees chosen for their autumn colours. The driveway then leads around to a hard standing area with double garage and two stables. To the right a gate leads on to the pony paddock and orchard beyond, with an array of mature fruit trees, and farmland to the rear. The grounds are incredibly private and versatile, and have been enjoyed by the family for many years.

## SITUATION & AMENITIES

Clanfield is an ancient settlement dating back to the medieval period. It is recorded in the Domesday Book and was historically a small farming community. This small village is largely made up of period Cotswold stone houses and cottages. There is a fine Norman Church, a respected primary school (Ofsted Good), an award winning bakery/cafe famous for the most delicious cinnamon buns, post office and community orchard. There are two pubs, including The Double Red Duke which has had stellar reviews in national papers and magazines, including Vogue and Condé Nast Traveller. A 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.

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, 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.

## SERVICES

Mains water (the stopcock is located in the kitchen), drainage and electricity. Oil central heating. Fibre broadband available in the village. 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. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

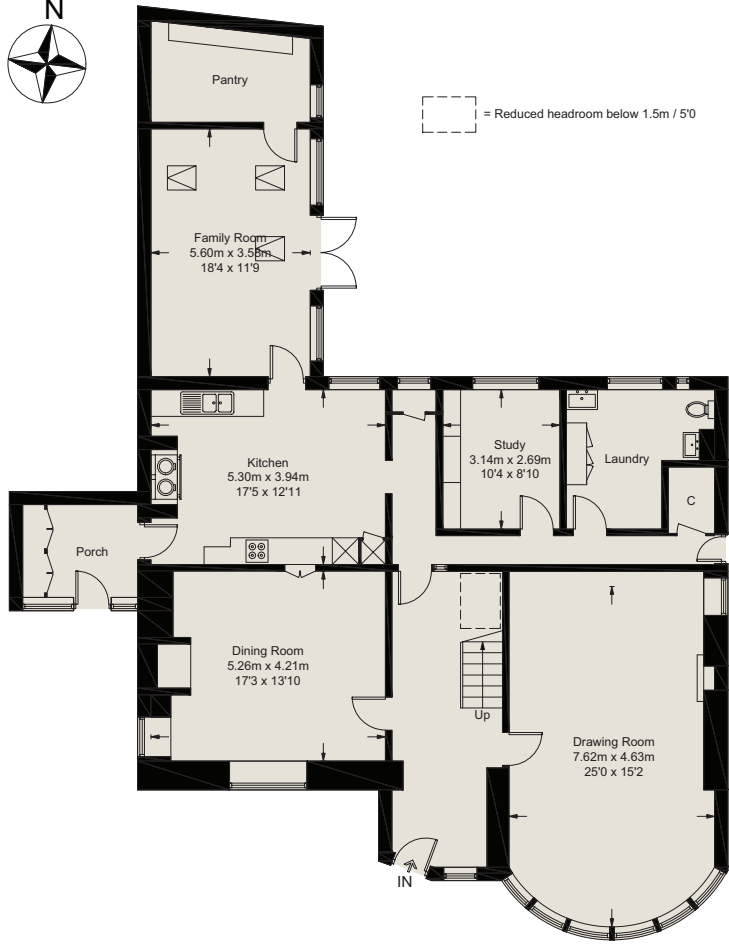
## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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. N.B the client has declared that Japanese knotweed was found at the property, this since has been treated and the property will be sold with a guarantee.

## TENURE

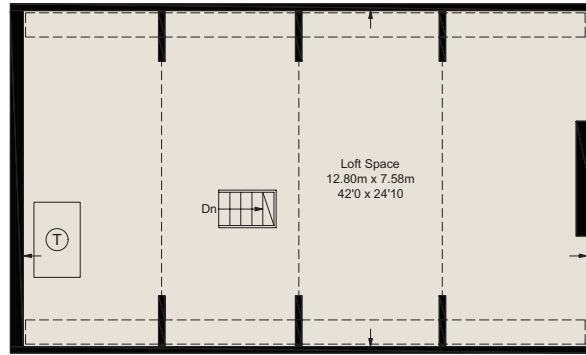
Freehold



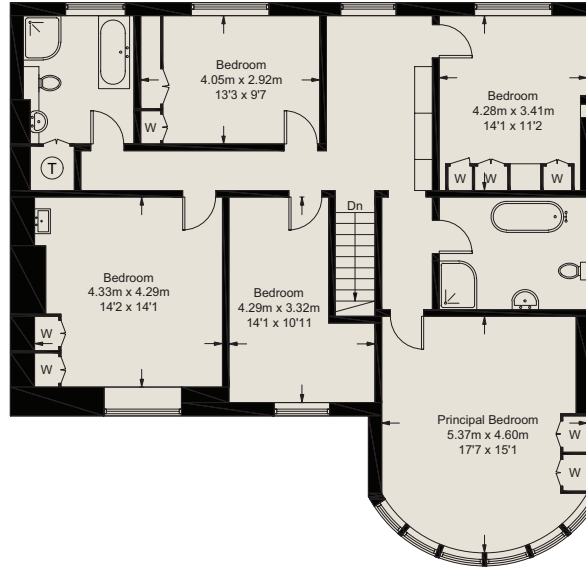


**Ground Floor**  
162.7 sq m / 1751 sq ft

= Reduced headroom below 1.5m / 5'0"

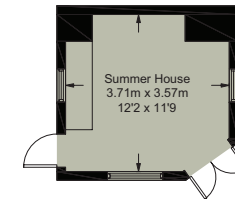


**Second Floor**  
96.9 sq m / 1043 sq ft

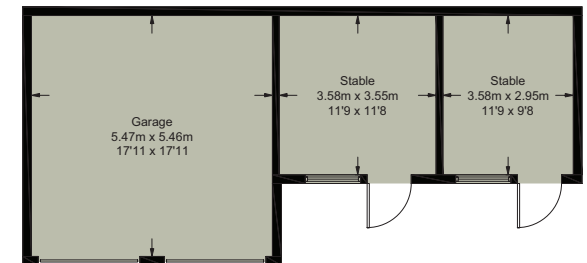


**First Floor**  
122.8 sq m / 1322 sq ft

Approximate Gross Internal Area  
House = 285.5 sq m / 3073 sq ft  
Loft = 96.9 sq m / 1043 sq ft  
Outbuildings = 66.9 sq m / 720 sq ft  
Total = 449.3 sq m / 4836 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1060766)

## LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney,  
Oxfordshire. T 01993 861000 W [westoxon.gov.uk](http://westoxon.gov.uk)

## COUNCIL TAX

Band G

## VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office  
T 01993 822325 or The London Office T 0207 839 0888.  
E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)

## 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. Pass the left turn onto Bampton  
Road and Foundry House driveway is on the left hand side.

what3words: [///owns.timed.stretcher](https://www.what3words.com/owns.timed.stretcher)



**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: March 2024. Particulars written: May 2024. Brochure by [wordperfectprint.com](http://wordperfectprint.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			



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