

GREEN PORCH

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 distances and times are approximate)

**A charming detached period house
with a delightful garden and separate
garage with annexe room above,
situated in this sought-after village.**

Ground Floor: Entrance Porch • Dining Room • Sitting
Room • Study • Kitchen • Cloakroom

First Floor: Principal Bedroom with En-suite Shower
Room • Two further Double Bedrooms • Family
Bathroom

Outside: Garage with Annexe room above • Rear
Garden • Driveway Parking

Butler 
Sherborn

Burford Office

2 Lower High Street, Burford, Oxfordshire, OX18 4RR

T 01993 822325

E katy@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS.

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk



DESCRIPTION

Green Porch is a delightful Victorian stone house, situated in the popular village of Clanfield, having been in the same ownership for twenty years and has been tastefully presented to create a charming and versatile family home. Period details include open fireplaces with log burning stoves, high ceilings and sash windows with a detached stone double garage with room/ office above. A private walled rear garden offers a good degree of privacy and has been well stocked with fruit trees and pleasant lawned terrace. A patio terrace, ideal for entertaining, whilst enjoying the view over the garden. Ideal for families, or as a second home, Green Porch is immaculately presented throughout and exudes all of the charm of a Victorian building.

ACCOMMODATION

Ground Floor

From the entrance porch to the right is a charming central dining room with solid wood flooring and window to the side. From the dining room is the sitting room with window to the side, wood flooring, beam and a fireplace with wood burner and storage cupboards either side.



To the far end of the dining room is the kitchen with tiled flooring, windows to the rear and side, door to the garden, Belfast sink, matching wall and base units, built in fridge freezer, spaces for a washing machine, dishwasher and cooker. To the left of the entrance porch is the study/snug with windows to the front and rear, fireplace with wood burner, wood flooring and door to the cloakroom.

First Floor

Stairs rise from dining room to the first floor landing. To the left is a light and airy double bedroom with window to the front and cupboard. To the right is the master bedroom with window to the side, two built in wardrobes and an en-suite shower room. There is a further double bedroom with window overlooking the rear garden and a built in cupboard housing the hot water tank and a spacious family bathroom with window to the side, heated towel rail, wash hand basin, and tiled flooring.

OUTSIDE

To the front of the property is a private gravel driveway with ample parking, garage and a gate leading to the rear garden. The rear garden is bound by a Cotswold stone wall and mainly laid to lawn and generously planted with a variety of shrubs, apple trees and flowering plants. From the rear garden is access to a separate bedroom above the garage with an en-suite bathroom.

SITUATION

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, famous for their renowned cinnamon buns, a post office and tea room and monthly farmers market. 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 located in the kitchen), drainage and electricity. Oil fired central heating. Broadband. Bottled gas for the cooker only. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

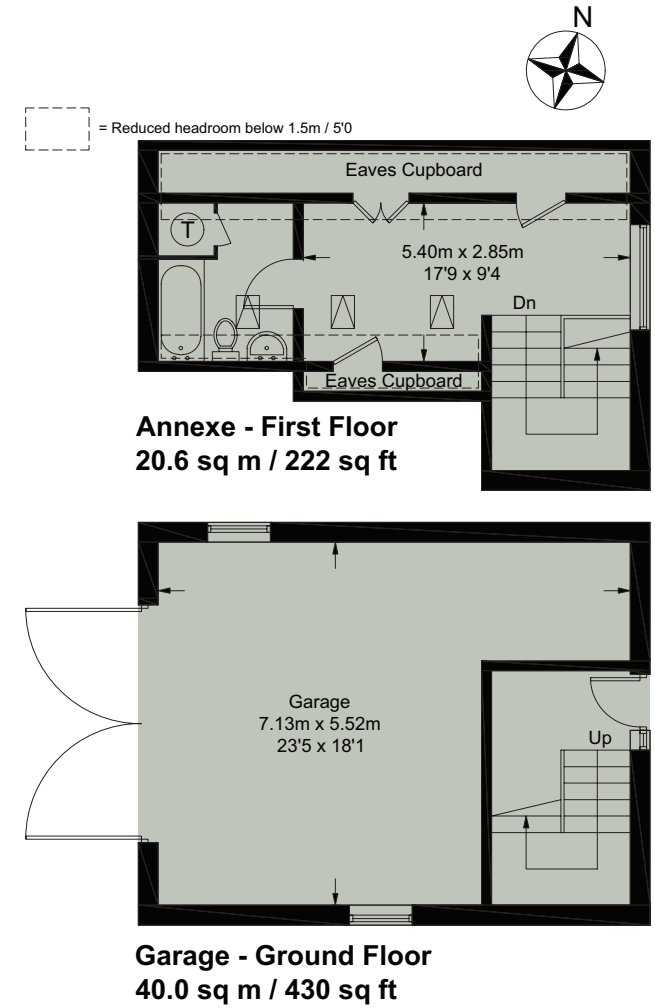
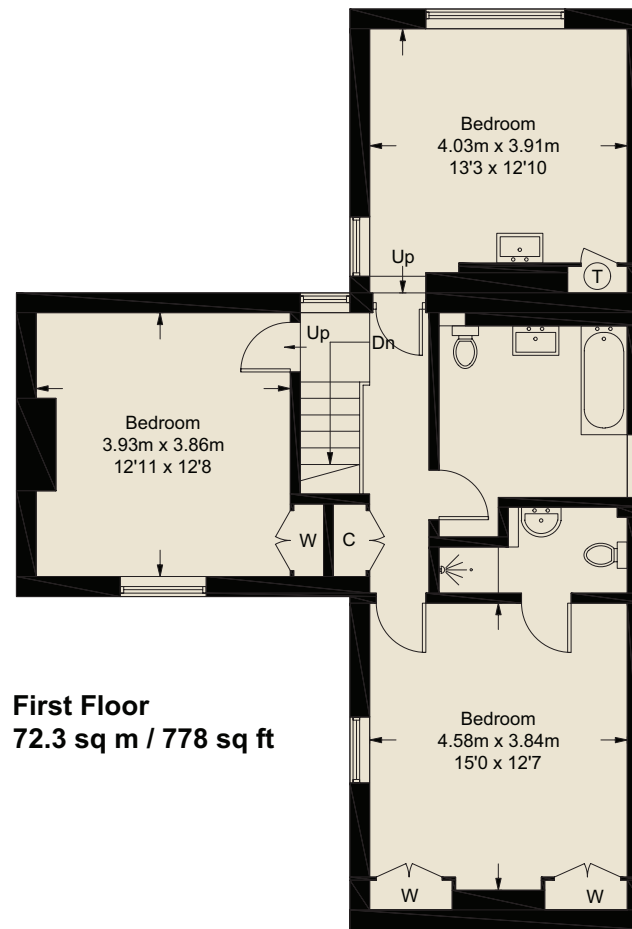
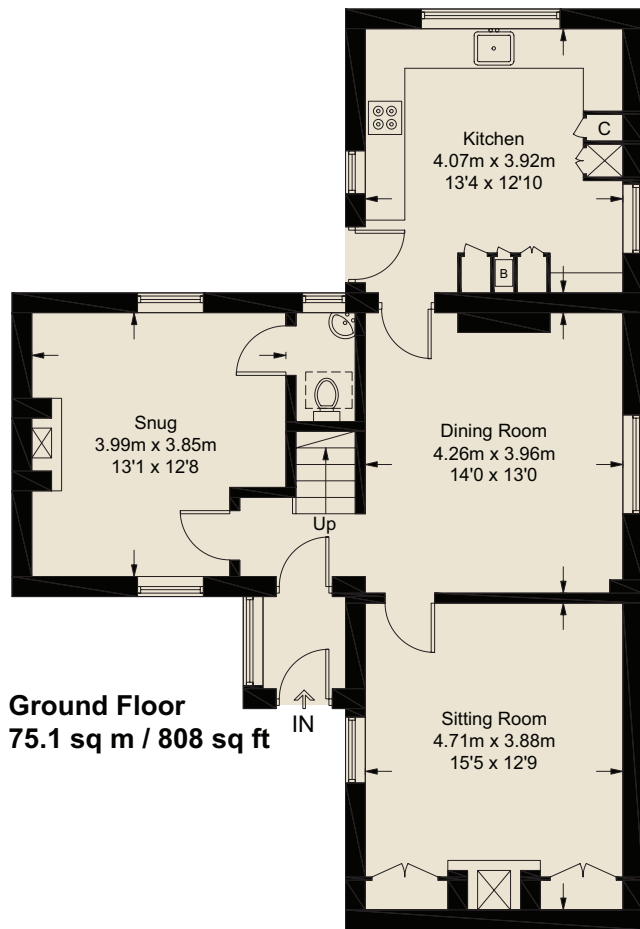
FIXTURES AND FITTINGS

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 some 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.





Approximate Gross Internal Area = 147.4 sq m / 1586 sq ft
 Annexe = 20.6 sq m / 222 sq ft
 (Excluding Eaves Cupboard)
 Garage = 40.0 sq m 430 sq ft
 Total = 208.0 sq m / 2238 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1085470)

TENURE

Freehold

LOCAL AUTHORITY

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

COUNCIL TAX: Band F

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

DIRECTIONS (Postcode OX18 2RG)

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 and at the Clanfield Tavern, take the turning on the left signposted Bampton. Green Porch will be found along the Bampton Road on the left hand side.

what3words:///aninmate.slang.stall

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