



Cromlech
Oxford Road, Clifton Hampden
Oxfordshire, OX14 3EW



JAMESGESNER
- ESTATE AGENTS -



**Cromlech
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OIEO £500,000 FREEHOLD

An attractive and sympathetically extended cottage which is located within Clifton Hampden, a popular South Oxford village benefiting from excellent links into London and Oxford.



An attractive and sympathetically extended three double bedroom cottage which is located within Clifton Hampden, a popular South Oxford village benefiting from excellent links into London and Oxford and within easy reach of Wallingford and Abingdon.

The accommodation has been carefully upgraded and tastefully decorated throughout with many character features on offer. The main entrance to the property is to the side via an entrance porch which leads to a split-level kitchen/dining room leading to a west facing bespoke, oak framed garden room, a cozy lounge to the front and a ground floor shower room. To the first floor you will find three double bedrooms and a family bathroom with roll top bath. There are many fine period features throughout, including a lovely Inglenok fireplace in the lounge, quarry tiled flooring, ornate fireplaces and original stripped wood doors.



The gardens are generous in size with a gravel driveway to the front providing parking for at least five cars comfortably. The rear is west facing and mature with a lawn and an abundance of shrub bed borders. There is a patio at the rear with pathway leading to the brick built shed with light and power (currently used as a crafts/hobby room). Beyond this there is a further workshop. The property is heated via a solid fuel Rayburn, however there is gas in the road for anyone looking to have central heating installed. There is also the option of solar panels to the roof (subject to planning).

Clifton Hampden is an attractive village south of Oxford, 4 miles east of Abingdon, and 3 miles west of Dorchester-on-Thames. There are excellent rail links available via Didcot Parkway mainline station (5 miles away) which has direct trains to London Paddington (40 minutes), and there is a branch line at Culham nearby. It is also ideally placed for access into Oxford via the B4015 and A4074.

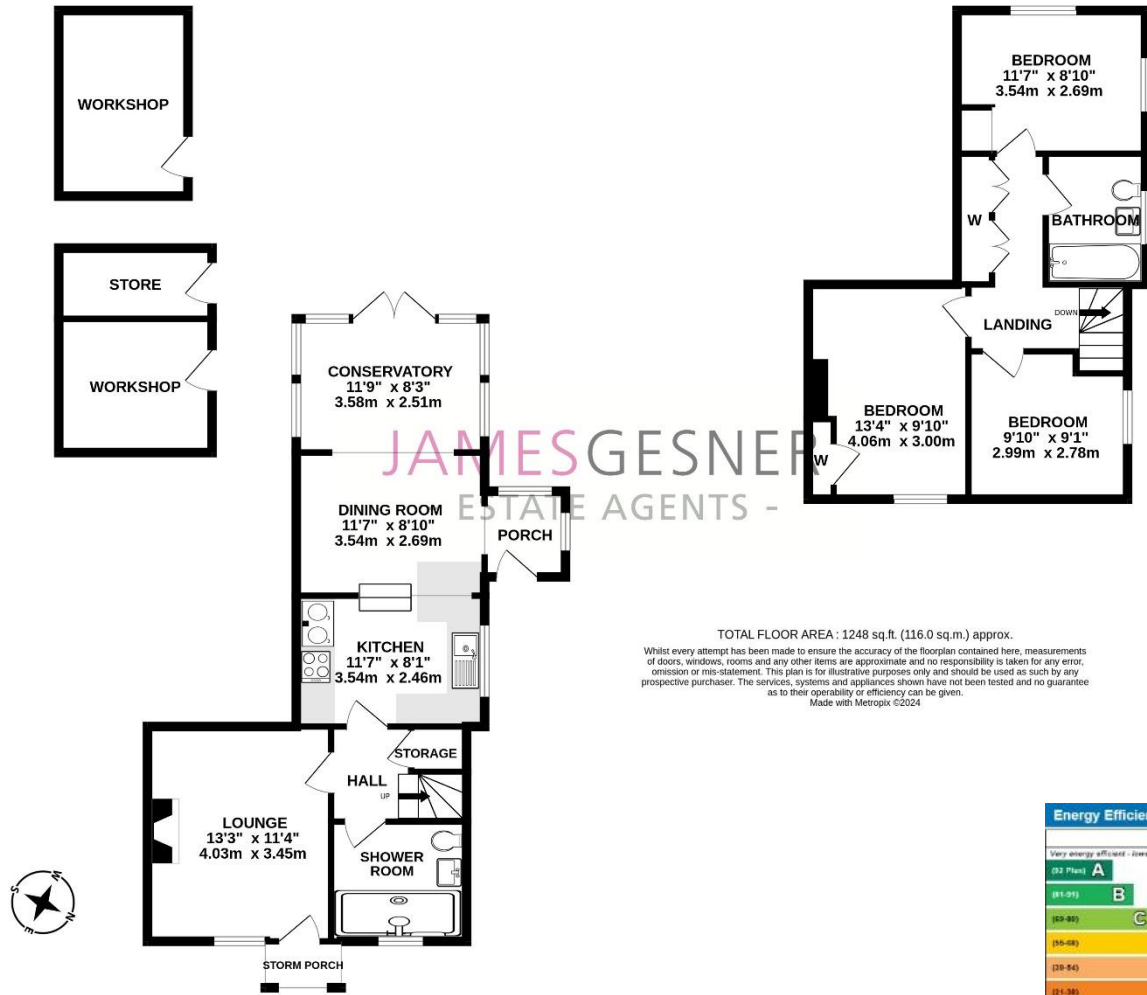
There are many amenities available in the village, including the Barley Mow public house, a traditional village shop, a post office, and GPs surgery with pharmacy. There is also a church, cricket ground, tennis courts, children's playground, a village hall, and a service station nearby.

There is excellent schooling nearby including a Church of England primary school within the village and the Europa 'Free School' just a cycle path away. There are also many notable private schools such as Cothill House, The Manor Preparatory School near Abingdon along with the Dragon, Summer Fields, and St Edward's in Oxford. Abingdon School, Radley College, Magdalen College School, and St Helen's & Katherine's are within easy distance.



GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.

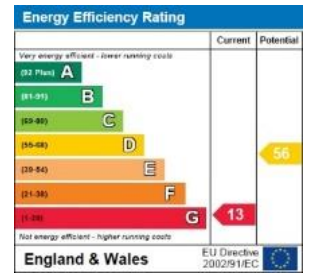
1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1248 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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