

# The Clock House

Sheepstead Road, Marcham, Abingdon



A rare opportunity to own a unique and characterful home that has not been on the market for 26 years.



### Summary of accommodation

#### The Clock House

Ground floor: Hall | Sitting room | Kitchen | Dining room | Conservatory | Shower room

First floor: Principal bedroom and en suite | 2 further bedrooms | Study/bedroom 4

#### The Cottage

Hall | Sitting room | Kitchen | Shower room | Bedroom | Log store

#### The Barn

Ground floor: Studio | Kitchen | Shower room

First floor: Office space

#### Outside

Gardens | Patio | Parking



## Situation

Times and distances are approximate.



Marcham is a sought-after village with excellent transport links. Facilities within the village include a post office, farm shop, public house, church and popular primary and nursery schools. Marcham also benefits from its own cricket, football and tennis clubs, and neighboring Frilford Heath has a national standard golf club.



Communications are marvelous with the A34 within a short drive linking to the M40 and M4, and also Didcot Parkway Station offering a fast train service to London Paddington in about 35 minutes. Heathrow Airport is located via the A34 and M4.



There is also excellent local schooling with Cokethorpe, Cothill, Chandlings and The Manor all close by, along with St Helen's and St Katharine's, St Hugh's, The Manor School, Abingdon school and Abingdon Prep School within easy reach. Christchurch, Magdalen College, St. Edward's, Radley College, and The Dragon can be found in Oxford.



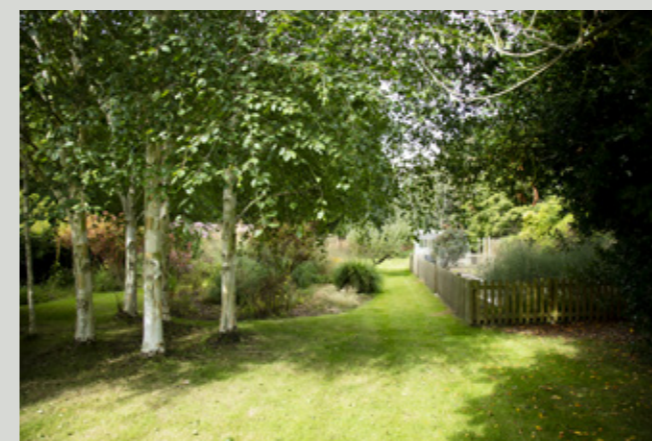
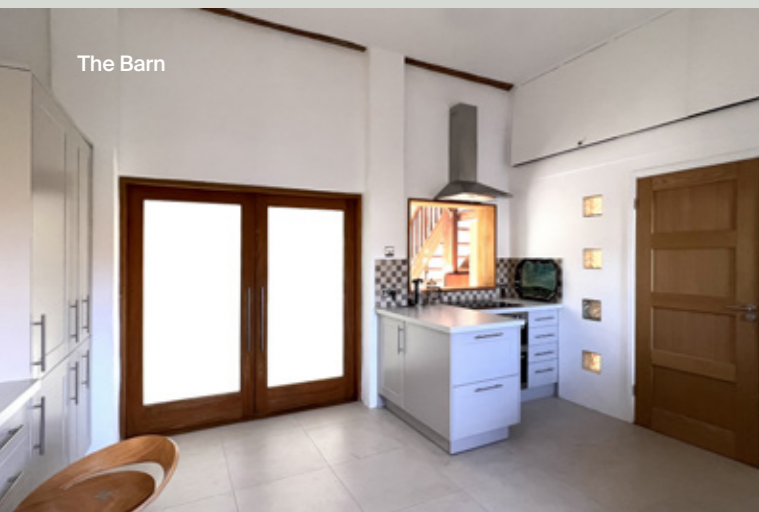
## The House

Tucked away in a peaceful, secluded location, The Clock House is approached via a long driveway, offering a sense of privacy and tranquillity, perfect for those seeking a quiet retreat. This exceptional property comprises three distinct parts: the main house (The Clock House), The Barn and The Cottage.

Distinguished by its semi-circular windows and the clock tower on the roof, The Clock House benefits from period features and views over the beautiful rear gardens throughout the property. There are three reception rooms, a kitchen/breakfast room, and three bedrooms, with the potential for a fourth bedroom or a study.

The detached, converted barn is an excellent size and filled with natural light. The spacious ground floor rooms have underfloor heating, while upstairs, two rooms are linked by a bridge inspired by Monet's Bridge. The barn is currently being used as a photographic studio, however, with 2152 sqft of accommodation, it could be easily adapted.

The one bedroom detached cottage has approved planning permission for an extension and a new garage, with footings already constructed and signed off by the Vale of White Horse, allowing you to enhance and expand the space.



## Gardens and Grounds

To the rear of the property, the landscaped gardens are a true highlight, featuring a picturesque rill and a waterfall. A stream flows through the grounds, complemented by a well-maintained vegetable garden and mature fruit trees.

## Property Information

**Tenure:** Freehold.

**Local Authority:** Vale Of White Horse

**Council Tax:** Band G

**EPC Rating:** E

**Postcode:** OX5 1RP

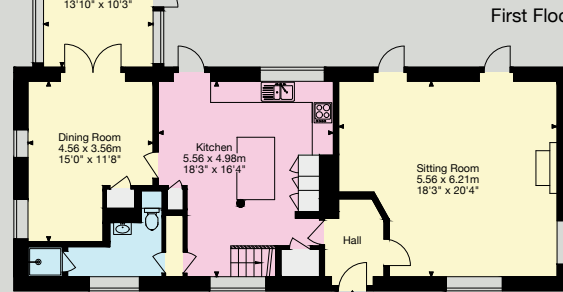
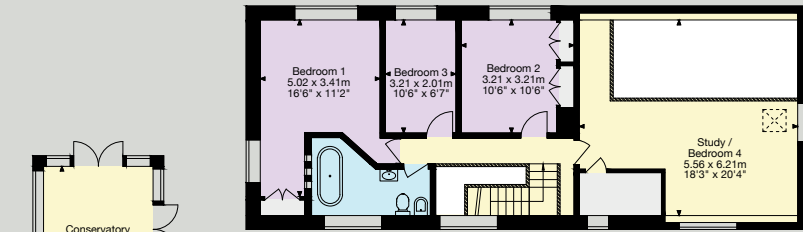
**Directions:** From Oxford, take the A420 towards Swindon. At the first roundabout, bear left onto the A338 to Wantage. On reaching Frilford, turn left into Faringdon Road, and right after a short distance, Sheepstead Road will be found on the right hand side. Continue over the two cattle grids and the property will be seen just after on the right hand side.

**What3Words:** //mills.trimmer.afford

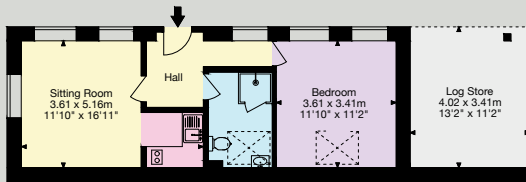
**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area  
 The Clock House: 168 sq.m / 1,808 sq.ft  
 The Cottage (Incl. Store): 53 sq.m / 570 sq.ft  
 The Barn: 200 sq.m / 2,152 sq.ft  
 Total Area: 421 sq.m / 4,530 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

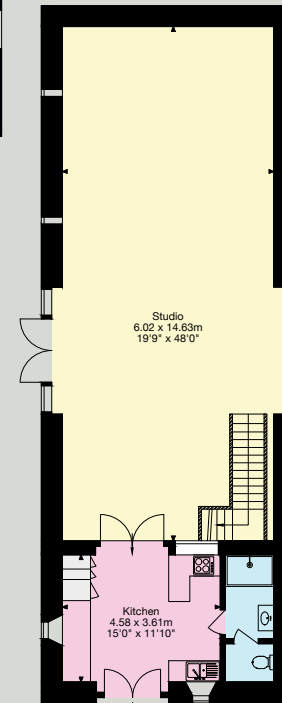


Ground Floor  
The Clock House

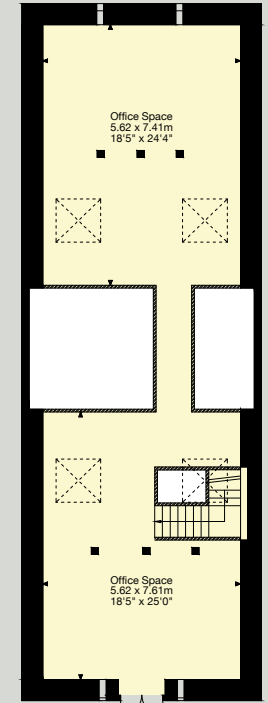


The Cottage

Store



Ground Floor  
The Barn



First Floor

**Knight Frank**  
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I would be delighted to tell you more  
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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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