



LONGLANDS

Clanfield, Oxfordshire



AN IMMACULATE BARN WITH OUTSTANDING GARDENS.

A beautifully balanced property, architecturally striking yet warm and welcoming, historically resonant yet fully modernised, and set within an incredible landscape at the end of a no-through lane.

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Local Authority: West Oxfordshire District Council

Council Tax band:

Tenure: Freehold

Services: Mains water, electricity and drainage. Heating: Oil-fired central heating



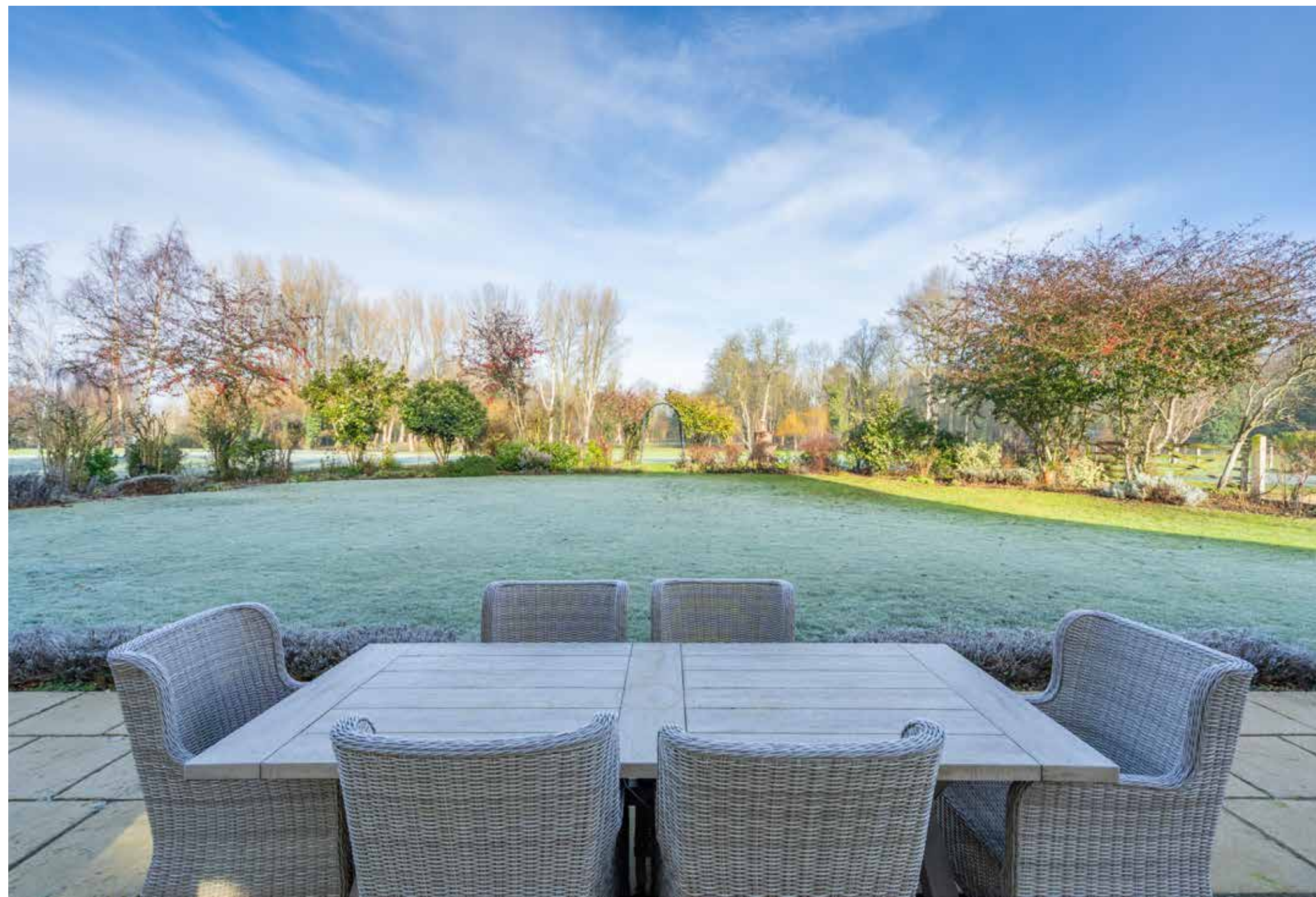
GROUND & GARDENS

Outside, the grounds are a notable feature of Longlands. The recent and extensive landscaping works have enhanced the natural setting, creating a series of terraces, lawns and seating areas designed to be enjoyed throughout the seasons. Gravelled parking and the new carport sit comfortably within the setting, providing practical facilities without compromising the rural aesthetic.

DISTANCES

The Double Red Duke, Masons Arms and Blakes Café 500 yards, Bampton 2 miles, Burford 8 miles, Witney 8 miles, Estelle Manor 12 miles, Swindon station 15 miles, Oxford 18 miles, Soho Farmhouse 23 miles.





LONGLANDS

Designed, converted and finished with exceptional attention to detail, Longlands is an elegant, beautifully presented country residence with well proportioned accommodation, set within immaculately landscaped gardens and grounds of considerable charm and privacy. Since its original conversion, the property has undergone a thorough and sympathetic programme of enhancement, elevating it to an exceptionally high standard throughout. Works include the installation of a new boiler, newly appointed bathrooms, a comprehensively refitted kitchen with bespoke units and new worktops, together with new wooden flooring, carpeting, blinds and complete redecoration. Externally, the gardens have been extensively landscaped, and a newly constructed carport provides additional covered parking.

At the heart of the house lies an impressive kitchen/breakfast room, beautifully appointed with contemporary cabinetry and generous preparation space, opening into a striking central reception hall. This dramatic space features vaulted ceilings, exposed roof timbers and glazed elevations, flooding the interior with natural light and creating a wonderful sense of volume and arrival.





THE PROPERTY

The principal reception rooms are both elegant and inviting, enjoying views across the surrounding gardens and grounds. Exposed beams, wooden floors and carefully considered finishes combine to create a home that is both characterful and refined, equally suited to family life and entertaining.

The bedroom accommodation is arranged to make the most of the outlook, with tranquil views over the grounds, which include gently sloping lawns, specimen trees and a picturesque sculpture lake bordered by mature poplars. The bathrooms have been fully renovated in a classic yet contemporary style, complementing the house's architectural character while providing modern comfort. Above the reception hall, an expansive mezzanine study/sitting room is framed by exposed timbers and enjoys a lovely outlook over the gardens, making it an ideal home office, library or secondary sitting room.





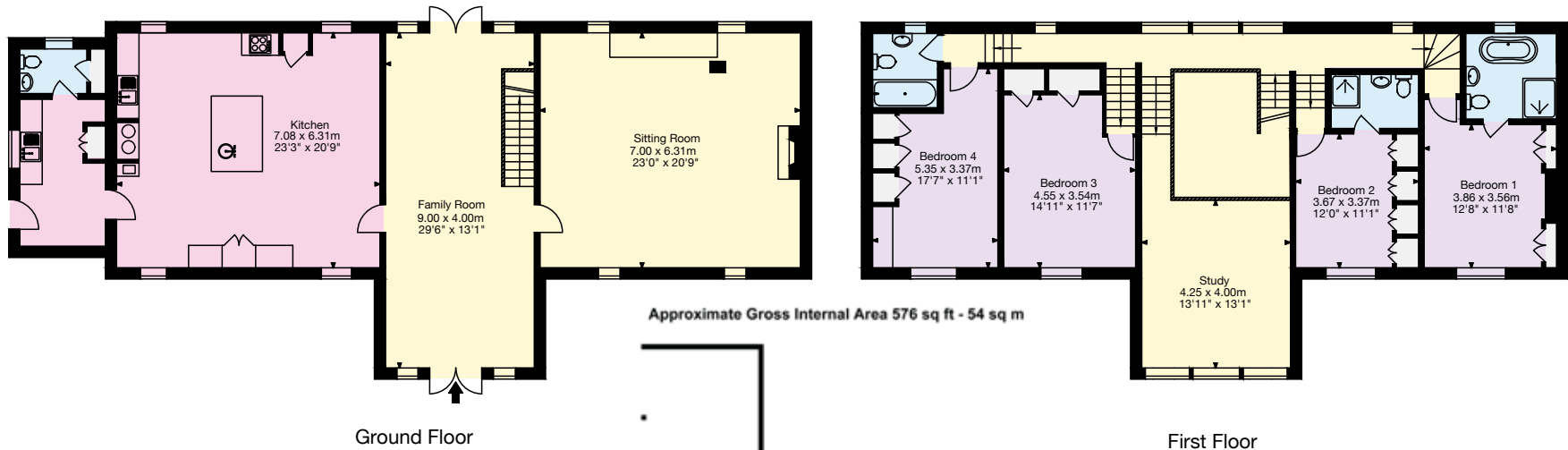
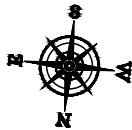
LOCATION

Situated on the edge of the village of Clanfield, next to the 14th-century parish church, surrounded by a vibrant countryside. The Double Within Clanfield is a country house hotel - The Double Red Duke, a fine public house - The Masons Arms, a pre-school nursery, a primary school, and a village Café and post office - Blakes, with more extensive facilities in nearby Bampton and Burford, including Waitrose, a cinema, and numerous facilities in neighbouring Witney. Schooling in the area is excellent, with both St Hugh's and Cokethorpe schools within minutes to the South, and some of the country's finest schools in Oxford. The A40 and A420 provide access to the A34 at Oxford and Abingdon, respectively, connecting to the M40 (J8) and the M4 (J13). There are regular trains from Didcot to London Paddington with a journey time of about 45 minutes. Charlbury and Oxford railway stations are also within easy striking distance.



Clanfield

Approximate gross internal floor area
Main House = 267 sq m / 2,874 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2020.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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