



Rustlings Watery Lane, Clifton Hampden OX14 3EJ



# Rustlings Watery Lane

Substantially extended and well presented four bedroom detached family home, complemented by large, beautifully presented gardens extending to 0.25 of an acre leading onto open countryside.

Rustlings is situated in a delightful location within Watery Lane, consisting of predominantly individual properties with good size gardens, providing a very pleasant overall setting. The village of Clifton Hampden offers an excellent range of amenities including village shop, primary school, active village hall, recreational facilities including cricket team, church and doctors surgery. The village is surrounded by beautiful countryside and offers delightful nearby Thames side walks, combined with a quick route to the nearby towns of Abingdon (circa. 4 miles), Didcot with its useful mainline railway station to London Paddington (circa. 6 miles) and Oxford city centre with its many amenities (circa. 7 miles). The M40 is easily reachable providing an excellent commuter network to both North and South.

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 3

Council Tax Band: F

Tenure: Freehold

EPC: E







## Key Features

- Inviting entrance hall leading to cloakroom
- Wonderful and very large living room with double glazed door and large picture window providing views over the extensive gardens
- Stylishly refitted open plan kitchen/breakfast room offering an excellent selection of floor and wall units complemented by several built-in electrical appliances with quartz working surfaces over and adjoining separate utility room
- Very flexible family room/study which in turn leads to the dining room
- Separate dining room overlooking the front gardens
- Impressive principal double aspect bedroom with four piece en-suite bathroom including bath and separate shower cubicle and door leading to balcony providing delightful seating area overlooking the rear gardens
- Three further double bedrooms complemented by family bathroom with white suite
- Double glazed windows, mains gas radiator central heating and the sellers are purchasing an empty property clearly putting the end of chain in sight
- Generous front gardens providing gravel parking facilities for many vehicles leading to carport and garage with light and power and personal door to rear gardens
- Large and beautifully presented rear gardens (total plot extends to 0.25 of an acre) incorporating an extensive westerly facing sun terrace/patio with steps rising to extensive lawn, surrounded by well stocked mature flower and shrub borders and several trees, leading to small orchard area and gate providing rear access to countryside walks - the whole enclosed by trees, shrubbery and fencing affording high degrees of privacy.



















BRITISH  
PROPERTY  
AWARDS  
2024

GOLD WINNER

ESTATE AGENT  
IN ABINGDON

**Hodsons**  
...your move, our passion



**Introducing the Hodsons team...**  
*...trust in our experience!*





# Rustlings, OX14

Approximate Gross Internal Area = 164.40 sq m / 1770 sq ft

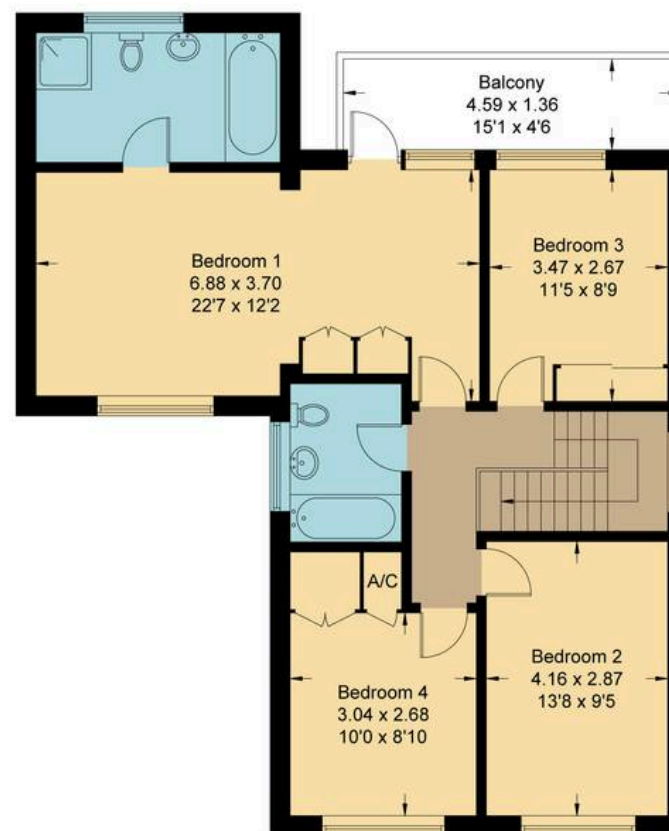
Garage = 17.80 sq m / 192 sq ft

Total = 182.20 sq m / 1962 sq ft

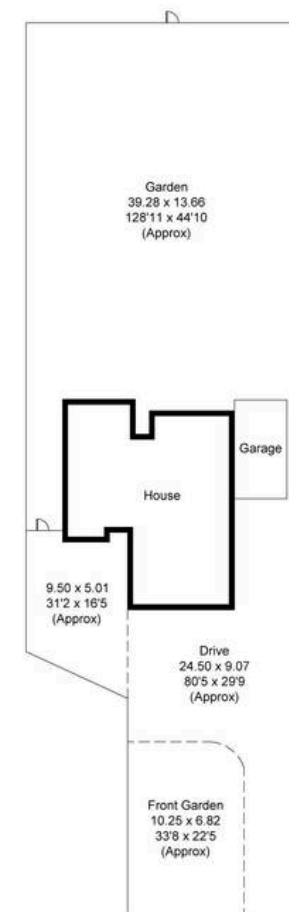
For identification only - Not to scale



**Ground Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited



**Hodsons**  
...your move, our passion  
Sales | Lettings

5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL  
T: 01235 553686  
E: abingdon@hodsons.co.uk  
www.hodsons.co.uk