



Mill Lane, Clanfield

Breckon & Breckon
est. 1947

15 Mill Lane

Clanfield OX29 2RH

£375,000

Guide Price



Clanfield is an attractive village with primary school, popular bakery/café, village shop and thriving community. A short drive will take you to Bampton with its wide array of amenities or the bustling town of Witney. Tucked just inside Mill Lane this characterful home is a short walk from the village centre and the many countryside walks all around. Presented in good order throughout the cottage enjoys plenty of natural light, iron fireplaces, ledge and brace doors, and a Stanley range cooker set in brick surround.

The quarry tiled hall leads to the cosy sitting room with fireplace and the fabulous kitchen is home to an extensive range of units with the stove creating a wonderful hub for family entertaining. The kitchen flows to the dining room and the doors to the garden allow natural light to fill the space and provide easy access for some alfresco dining on the patio. The ground floor cloakroom completes this charming picture. Externally the rear garden has been set with low-maintenance in mind, a delightful space to just sit and enjoy and not worry about too much gardening! Bound by tall fencing, mature shrubs and trees the whole affords a good degree of privacy. Ample driveway parking and garage.

Agent's Comment

“Overall a delightful home offering a fine opportunity to enjoy village living at its very best.”



 Fully Enclosed



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

15 Mill Lane

Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft



Illustration for identification purpose only, measurements approximate, and not to scale.

Breckon & Breckon

est. 1947

Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk



Oxford city centre

Tel: 01865 244735 (sales)
Tel: 01865 201111 (letting)

Summertown

Tel: 01865 310300 (sales)
Tel: 01865 558999 (apartments)

Headington

Tel: 01865 750200 (sales)
Tel: 01865 763999 (letting)

Abingdon

Tel: 01235 550 550 (sales)
Tel: 01235 554 040 (letting)

Woodstock

Tel: 01993 811881 (sales)
Tel: 01993 810100 (letting)

Witney

Tel: 01993 776775 (sales)
Tel: 01865 201111 (letting)



Council Tax Band:

Band B - £1,775.54

Local Authority:

West Oxfordshire District Council

