



High Street, Clifton Hampden OX14 3EQ



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A unique 5 bedroom detached converted barn set in the heart of the picturesque village of Clifton Hampden. This remarkable barn combines centuries of history with modern comforts. It has beautiful original timbers and many character features throughout. The home offers spacious accommodation with a striking mezzanine gallery and galleried landing with many rooms boasting vaulted and beamed ceilings. The property also benefits from a 2 bedroom annexe, heated workshop with fitted shelving and workbench, a large double garage with an adjacent store room, a summerhouse and a greenhouse. Outside the grounds extend to around 2.5 acres with formal gardens of 0.7 acre and a 1.72 acre paddock with grade II listed brick Granary.

The property is approached via electric gate opening on to a large gravel courtyard with sweeping lawns, raised walled flower beds, established hedges and shrubs, two pergolas, a wildflower meadow and a fruit and vegetable garden: the property also has an array of photovoltaic panels. This rare home blends historic charm with modern living offering both grandeur and warmth in a sought after village location.



Tenure - Freehold

Accommodation

Reception Hall: 11'5 ceiling, wood block floor, radiator, window to the front, beams and timbers, recessed cloaks cupboard.

Cloakroom: Two-piece suite, large cupboard, tiled floor, down lighters.

Kitchen/Breakfast Room: 11'5 ceiling, attractive range of oak storage units and granite worktops, double white sink unit, Britannia range ceramic and stainless steel electric cooker and extractor hood, Neff fitted microwave and dishwasher, plumbing for fridge icemaker. Tiled floor, wall timbers, beams, large windows overlooking the paddock and an internal window to the reception hall and front door, 2 radiators.

Utility Room: Extensive range of pine cupboards, worktops and double stainless steel sink, appliance spaces, tiled floor, door to side porch, radiator.

Boiler/Boot Room: Worcester oil boiler, tiled floor, window.

Dining Hall with Mezzanine: Double aspect with large windows to front and rear, wood block floor, large brick fireplace with metal canopy, brick hearth, mantle beam, wall timbers and beams and 4 radiators. Stairs to mezzanine and first floor, down lighters, vaulted ceiling with central stairway and galleried landing.

Sitting Room: Triple aspect with French doors and 3 large windows overlooking the garden and surrounding countryside, wood block flooring, ceiling fan, 3 radiators, Minster stone fireplace, extensive wall timbers and beams with main support.

Study: A charming room with panelled walls and marble fireplace with coal effect gas fire. Triple aspect with 2 sets of French doors to the terraces, 3 further windows and two fitted bookshelves, wood block floor, down lighters, 2 radiators.

Stairs to Mezzanine and galleried landing, Velux window, wall timbers, wood floor.





Bedroom 2: A bright double aspect room with scaled ceiling, 2 radiators, fitted wardrobe.

Ensuite Shower Room: White 3-piece suite, part tiled walls with integral cupboard and tiled floor, Velux window, heated towel rail, down lighters.

Landing: Gallery with view over the dining hall, window with views to surrounding countryside, a large Velux window, radiator, oak floor, bookshelves, 2 spacious eaves cupboards, beamed ceiling.

Bedroom 1: A spacious double aspect suite with extensive views over the paddock towards the river and surrounding countryside, exposed wall timbers and beams, a walk-in wardrobe with hanging rails and shelves, ceiling fan, 3 radiators, loft hatch.

Ensuite Bathroom: Fitted with a white 4-piece suite including stone topped teak vanity unit with twin washbasins and a large Bette enamelled steel bath, part tiled walls and tiled floor, radiator, Velux window.

Bedroom 3: Double aspect with windows overlooking Wittenham Clumps and the vegetable garden, fitted cupboard and wardrobe, down lighters, 2 radiators, beams and wall timbers.

Bedroom 4: Velux window, fitted wardrobe, down lighters, radiator, beams and loft hatch.

Bedroom 5: Front aspect, radiator, beams.

Family Bathroom: White 4-piece suite including tiled shower cubicle and a double ended Bette enamelled steel bath with central taps and plug, wall tiles, bath, tiling and tiled floor, Velux window, heated towel rail, down lighters, airing cupboard with hot water cylinder, wall timbers.

Cottage:

Entrance Hall, wood style floor, radiator, cupboard with gas combi boiler.

Living Room/Kitchen: Windows flank the brick fireplace with coal effect gas fire, 2 radiators, vaulted ceiling, Velux window, beams. Existing planning permission to add an extensive living area.

Kitchen: Storage units, worktop and stainless steel sink, extractor hood, electric oven and ceramic hob, under unit fan heater, appliance spaces, window, wood style floor, down lighters.

Bedroom 2/Study: Rear facing window, wood style floor, fitted wardrobe, down lighters.

Utility/Shower Room: White 3-piece suite, window, tiled floor, appliance spaces, heated towel rail.

Bedroom 1: 2 Velux windows, vaulted ceiling, wood style floor, radiator, wardrobe, down lighters.

Ensuite Bathroom: White 3-piece suite, tiled floor, Velux window, radiator, down lighters.

Outside: Electric gates open onto an extensive gravel drive. To one side there is a large terrace with brick pillars, pergola and established grapevine. Summerhouse with tiled roof and glazing to the front and side. Large double garage with electric door. A paved path leads to the cottage with steps up to a raised terrace with pergola, climbing roses and two further grape vines.

Main gardens are set to lawn with raised walled flowerbeds beautifully stocked with established shrubs and plants, a paved terrace wraps around the front and side. To the side of the house there is a further gravelled area with an enclosed fruit and vegetable garden. Steps lead up through a beech hedge to a wildflower meadow with established hedges and trees to the border. A yew hedge with concealed walkways leads to a grass area beyond with a greenhouse and swing, enclosed by beech hedging. There is a further enclosed small paddock area with established hedges and a chicken run. At the side of the house is an enclosed utility area housing the oil tank and bins with gates to the drive and lane.

Paddock: Extending to 1.73 acres it features a grade II listed brick granary set on staddle stones. The grass paddock is entered by a five-bar gate with stone walling, fencing and hedges to the borders and a number of established Walnut trees.

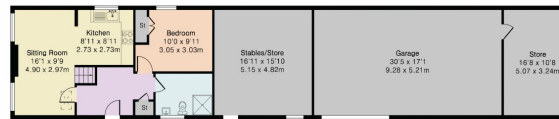


Directions

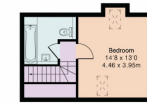
From St. Martins Street, head towards High Street, continue onto Castle Street then Shillingford Road, onto Wallingford Road. At the round about, take the 1st exit onto Henley Road/A4074, at the Berinsfield Roundabout, take the 1st exit onto A415, turn left onto High Street, turn right to stay on High Street and the property will be found on the ???

Approximate Gross Internal Area 5827 sq ft - 541 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 2667 sq ft - 248 sq m
First Floor Area 1864 sq ft - 173 sq m
Annex Ground Floor Area 1006 sq ft - 93 sq m
Annex First Floor Area 290 sq ft - 27 sq m
Garage Area 520 sq ft - 48 sq m
Outbuilding Area 167 sq ft - 15 sq m



Annex Ground Floor

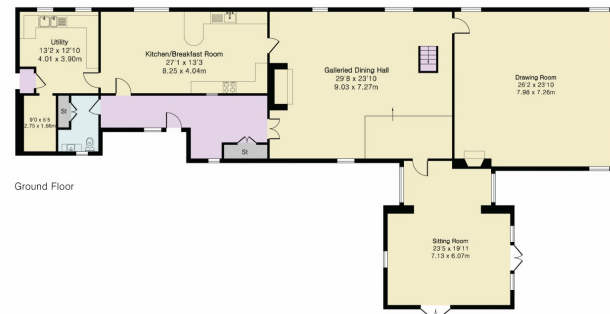


Annex First Floor



Outbuilding

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	60 D
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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