

1 Abbey Street, Eynsham,
Oxfordshire, OX29 4TB
Tel: 01865 880697
eynsham@abbeyprops.com
www.abbeyprops.com



abbeyproperties
independent estate agents



Brookside Cottage
Clanfield, Oxfordshire

Guide Price £695,000



Brookside Cottage, Main Street, Clanfield, Oxfordshire, OX18 2SP

Guide Price £695,000 **Freehold**

A detached stone built 4 bedroom period home with later rear additions set back from the road by the village stream with gated driveway and double garage, in this highly sought-after small village on the edge of the Cotswolds. The property boasts considerable charm and individuality along with versatile living accommodation that includes a sitting room with fireplace, separate dining room with french doors to the garden, home office/library, cloaks/utility, and kitchen with a range cooker leading to a breakfast room. There are 4 first floor bedrooms, the main bedroom boasting an en-suite WC, along with a shower room. Heating is oil fired. The delightful cottage garden on three sides of the property has been carefully tended over the years and includes driveway parking, a double garage, along with a variety of shrubs and trees including a stunning established wisteria. The split-level rear garden has a summerhouse.



THE ACCOMMODATION

Canopy Porch

Hall

Staircase to first floor, stripped panelled doors.

Study

Window seat to front, old fireplace feature, exposed beam.

Breakfast Room

Base and wall units, window to side.

Kitchen

Base and wall units, worktop, tiled splashbacks, single drainer 1.25 bowl sink, American style fridge/freezer, Range cooker, dishwasher, wine cooler (all included), oil fired boiler, double glazed window to rear.

Rear Lobby

Stable door.

Cloakroom

WC, wash basin, plumbing for washing machine, window to rear.

Sitting Room

Window seat to front, sash window to side, fireplace with dressed stone hearth/surround, exposed beam.

Dining Room

French doors to the garden, fireplace with stone hearth/surround.

On the first floor

Landing

Airing cupboard housing hot water cylinder.

Bedroom 1

Fitted wardrobe, sash windows to side.

En-Suite WC

Corner basin, WC.

Bedroom 2

Exposed boards, window to front, access to roof space. This room is currently used as an art studio.

Bedroom 3

Window to front.

Bedroom 4

Double glazed window to rear.

Shower Room

Shower cubicle, wash basin, WC, toiletries storage, double glazed window to side, tiled floor.



OUTSIDE

Double Garage

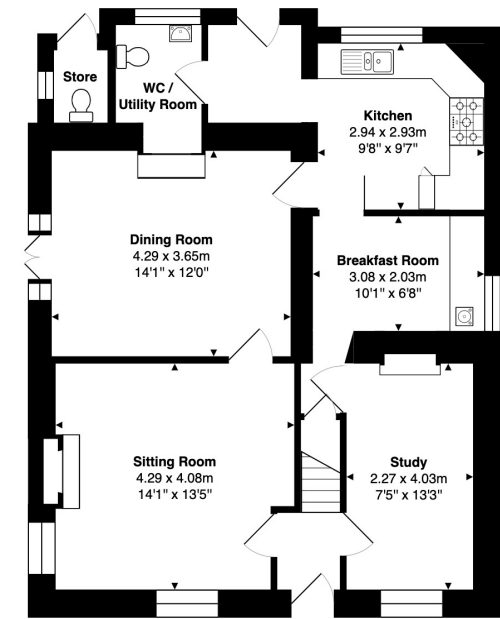
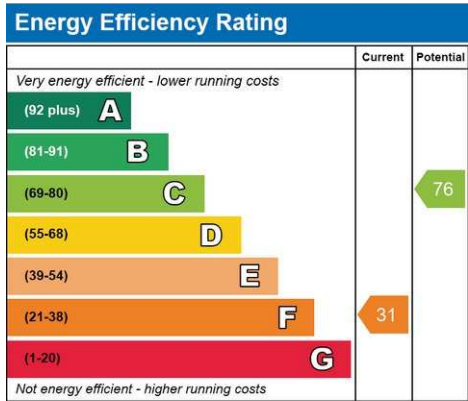
Positioned at the back of the house.

Council Tax

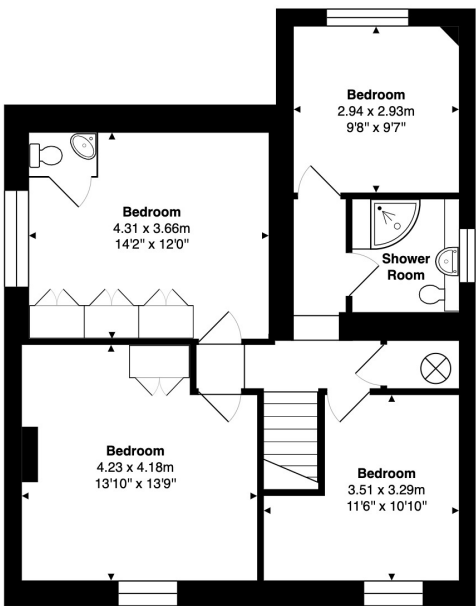
West Oxfordshire District Council - Band F.

The Garden

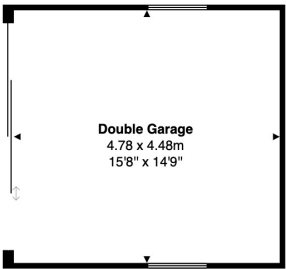
Five-bar gate leading to a gravelled driveway. The delightful cottage garden is enclosed at the front by a low stone wall. The garden lies mainly on three sides of the house and comprises lawn, well-stocked bed, and mature trees/shrubs including a fabulous established wisteria. The pretty and enclosed front garden is bound by a low stone wall at the front where a gate leads to an enclosed side way housing the heating oil tank. There is a split-level lower-maintenance rear garden with summerhouse.



Ground Floor



First Floor



(not shown in actual location/orientation)

Approx. Gross Internal Areas:

Main House: 142.6 m² / 1535 ft²
Garage: 21.4 m² / 231 ft²
Total: 164.1 m² / 1766 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk