



Oxford Road, Clifton Hampden, OX14 3EW

Guide Price £285,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Sitting in a very large corner plot garden is this three-bedroom semi-detached country cottage in need of modernisation, but offering excellent potential, and offered for sale with no onward chain in this conveniently located village. Valuably not listed, this period home occupies a plot of circa 0.39 acres and comprises living room, kitchen-breakfast room, bathroom, and rear lobby. On the first floor there are three bedrooms. Whilst in need of renovation; the property offers a blank canvas to create a lovely period home in an impressive plot.





## Key Features

- Three-bedroom semi-detached cottage.
- Large corner plot of circa 0.39 acres.
- No onward chain.
- In need of modernisation.
- Excellent potential.
- Conveniently located village.





## The Location

Clifton Hampden is a picturesque and extremely well located Thameside village with a range of amenities including village store/post office, junior school, church and renowned riverside restaurant/public house. There is good access to the thriving market town of Abingdon (5 miles), Oxford City Centre (10 miles) and Didcot (6 miles) from which Didcot Parkway provides a regular mainline connection to London Paddington in as little as 36 minutes. Culham station is within 2 miles, with free parking and a branch link to Didcot Parkway and Oxford.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. Buyers are advised to conduct searches to ascertain any planning permissions in place locally which would negatively affect the property. The property currently has no parking. Details of any covenants or easements are available on request from the estate agent.



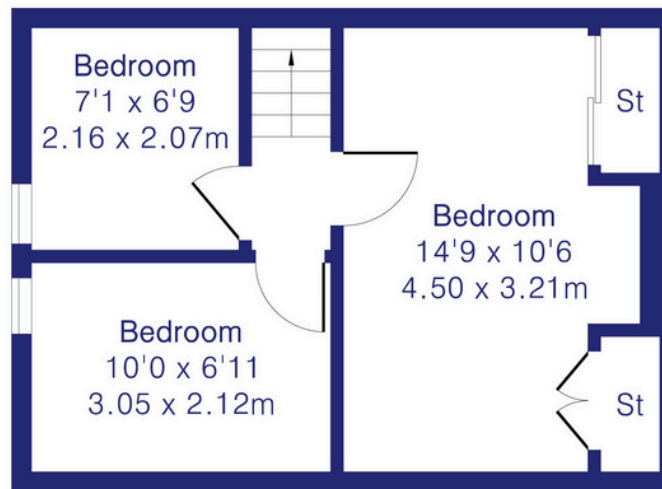
## Approximate Gross Internal Area 726 sq ft - 68 sq m

Ground Floor Area 417 sq ft – 39 sq m

First Floor Area 309 sq ft – 29 sq m



Ground Floor



First Floor



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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