



PROSPECT HOUSE

CLANFIELD, OXFORDSHIRE

An exquisite Grade II Listed four-bedroom period house of considerable charm with a separate barn with planning permission, enclosed driveway and gardens, in a tucked-away location in this popular village in all approximately 0.32 acres

Ground Floor: Entrance Hall • Sitting Room
Dining Room • Kitchen • Breakfast/Family Room
Utility Room

First Floor: Three Bedrooms • Bathroom

Second Floor: Bedroom with adjoining shower room
and dressing area

Outside: Enclosed Front Garden • Gated Driveway
Glazed Loggia • Detached Stone Barn/Garaging
Gardens • Garden Office/studio

Butler 
Sherborn

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DESCRIPTION

Prospect House is an elegant, detached period village house, thoughtfully restored to create a stylish and comfortable family home, rich in character and charm. Believed to have earlier origins despite being described as Georgian, the house retains a wealth of period features including flagstone and herringbone floors, original fireplaces, exposed beams and timbers, and two winder staircases. The current owners have undertaken a careful programme of renovation and upgrading, combining original character with exceptional contemporary design. A beautifully designed rear extension provides a superb kitchen and breakfast/family room, with a large roof lantern flooding the space with natural light, together with a utility room.

Outside, the property is approached through a decorative iron gate into a private, landscaped front garden. A gated driveway provides parking for several vehicles and leads to a handsome period stone barn, currently used as garaging, with planning permission for conversion to a studio. Beyond lies a landscaped garden with lawn, patio terrace and a further lodge-style studio, ideal as a private home office or creative space.

Quietly positioned beside the village green, across the brook from Main Street, Prospect House offers a rare combination of period character, privacy and village convenience.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Fibre broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).



FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

PLANNING

Reference: 19/00586/HHD & 19/00587/LBC

Decision Date: 30th May, 2019

West Oxfordshire District Council have granted Planning Permission and Listed Building Consent for Alterations to Dwelling and Garden Room at Prospect House, Main Street, Clanfield.

The work to the barn has commenced so the planning is extant - All documents can be viewed online at www.westoxon.gov.uk

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council





COUNCIL TAX

Band D

EPC

Rating E

VIEWINGS

Please telephone Katy Freeman Butler Sherborn, Burford Office T 01993 822325

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DIRECTIONS (OX18 2SP)

From Burford take the A361 towards Lechlade. After the Cotswold Wildlife Park take the first left hand turn, signposted Kencot, and continue on this road to a crossroads. Turn left at the junction towards Alvescot. At the next junction turn right and proceed through Alvescot, remaining on this road through the village of Black Bourton until you reach Clanfield. Continue on this road, passing The Plough and the village shop. The entrance to Prospect House will be found on the left-hand side, immediately after the lay-by, accessed over a small bridge.

what3words: ///mermaids.correct.spoil





Pubs

The Double Red Duke 0.2 miles
The Bell, Langford 3.6 miles
Thyme, Southrop 4.9 miles
The Five Alls, Filkins 7.1 miles



Members Clubs & Spa's

Lakes By Yoo 7.3 miles
Estelle Manor, North Leigh 13.1 miles
Soho Farmhouse, Great Tew 22.8 miles



Schools

Clanfield School – short walking distance
Burford School, Burford 8.0 miles
Hatherop Castle School, Hatherop 11.1 miles
St Hughes School 6.9 miles
Cokethorpe School, Witney 8.3 miles

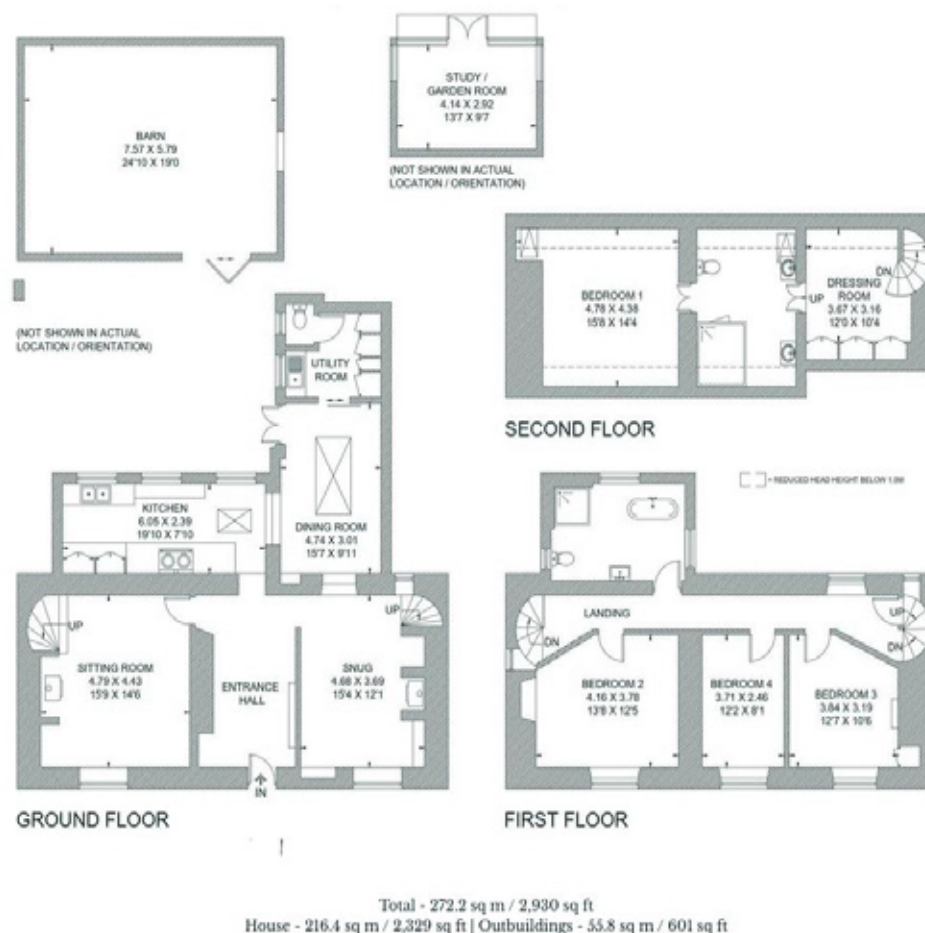


Train stations

Swindon 16.8 Miles
Charlbury 17 miles
Oxford parkway 19.2 miles

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