



**Watery Lane, Clifton Hampden, OX14**

**Abingdon - Guide Price £875,000**

**Bedrooms: 5 | Bathrooms: 3 | Receptions: 2**

Nestled within a peaceful cul-de-sac in one of Oxfordshire's most desirable riverside villages, this beautifully presented detached bungalow offers spacious, versatile accommodation, outstanding privacy, and wonderfully landscaped south-facing gardens. Lovingly maintained and significantly enhanced by the current owners, the property enjoys a light-filled, airy atmosphere throughout, complemented by modern décor, quality finishes, and practical features designed for contemporary living.

At the heart of the home is a sociable kitchen and dining area fitted with premium Miele appliances, including a ceramic hob, oven and microwave, flowing seamlessly into a semi-open-plan sitting room. Large windows and patio doors create an abundance of natural light while providing delightful views of the private gardens beyond. The flexible layout can be arranged as either three or five bedrooms, thanks to the superb annexe accommodation. Ideal for multi-generational living, visiting family and guests, or those working from home, the annexe is currently utilised as a home office, hobby room and painting studio, demonstrating the property's exceptional versatility. The principal bedroom benefits from a newly installed en-suite, while a stylish new family shower room serves the remaining accommodation. Extensive Elfa-fitted wardrobes, drawers and shelving provide excellent storage in bedrooms one and two, complemented by generous loft space throughout the property. The annexe offers a further two bedrooms, separate entrance, kitchen and internal access creating endless options of space.

Outside, the wraparound plot is enclosed by mature hedging and fencing, creating a wonderful sense of seclusion. The beautifully established south-facing gardens are completely private and not overlooked, offering a series of attractive spaces for relaxation and entertaining. Features include large patio areas, a retractable awning adjoining the sitting room, well-stocked borders, raised beds for easy gardening, a productive organic vegetable and cutting garden tucked away in a charming "secret" side garden, and a Rhino greenhouse for keen gardeners. Practical benefits include a double garage, driveway parking for up to five vehicles and an EV charging point.

### **Situation**

Clifton Hampden is one of South Oxfordshire's most sought-after villages, enjoying an idyllic setting on the banks of the River Thames whilst remaining exceptionally well connected to Oxford, Abingdon, Didcot and London. Renowned for its attractive period properties, strong sense of community and beautiful riverside surroundings, the village offers an enviable lifestyle that combines the tranquillity of country living with the convenience of excellent local amenities. At the heart of the village are a well-regarded primary school, GP surgery, village shop and post office, the highly regarded Barley Mow pub, church, cricket ground, tennis courts, children's playground and a thriving village hall, which hosts a wide variety of clubs, social events and community gatherings throughout the year. The surrounding countryside provides an abundance of opportunities for outdoor recreation, with picturesque walks and cycle routes leading directly from the village, including the Thames Path. Clifton Hampden Wharf offers easy access to the river for paddle boarding, kayaking and wild swimming, making the most of the area's stunning natural setting.





The neighbouring village of Dorchester-on-Thames, just a short distance away, further enhances the appeal of the location, offering a delightful selection of independent pubs, restaurants, boutique accommodation and everyday amenities. The historic market town of Abingdon, situated on the River Thames, provides a wider range of shops including Waitrose together with leisure and recreational facilities, together with a vibrant town centre and regular community events. Wallingford c. 6miles away is a historic market town on the River Thames, known for its medieval heritage, charming streets, and shopping. It offers excellent local amenities, Waitrose, boutique shops and restaurants.

The area is particularly attractive to families, benefiting from an exceptional choice of highly regarded state and independent schools. In addition to the village primary school and Dorchester Church of England Primary School, there are excellent preparatory and senior schools within easy reach, including Cothill House, The Manor Preparatory School, Moulsoford Prep, Chandlings Prep, The Dragon School, Summer Fields, St Edward's School, Radley College, Europa School UK and Abingdon School, making the village one of the most desirable locations in the county for those prioritising education.

Oxford is c.10miles, renowned for its stunning architecture, world-famous colleges, and rich cultural heritage. From Michelin-starred restaurants and independent cafés to designer boutiques and the vibrant Westgate Shopping Centre, the city offers an exceptional lifestyle for both residents and visitors. Home to some of the UK's most sought-after independent schools and leading hospitals, Oxford combines academic excellence with outstanding healthcare. With easy access to Oxford right on your doorstep, you are perfectly positioned to enjoy everything this remarkable city has to offer.



Despite its peaceful rural setting, Clifton Hampden enjoys outstanding transport links. Regular bus services connect the village to Didcot, Wallingford, Oxford and Abingdon, while nearby Culham Station provides convenient rail access to Oxford and beyond. Didcot Parkway, approximately six miles away, offers fast and frequent services to Oxford, Reading and London Paddington, with journey times to London of around 40 minutes. The A34, M40 and wider motorway network are also easily accessible, making the village particularly appealing to commuters. Altogether, Clifton Hampden offers a rare combination of riverside beauty, community spirit, exceptional schooling and excellent connectivity, creating a truly outstanding setting for life in one of Oxfordshire's most desirable villages.

## Council tax

Main residence: Council tax band E amounting to £3107.42 for the year 2026/27

Annexe: Council tax band B amounting to £1977.46 for the year 2026/27

## Viewing arrangements

Strictly by appointment and accompanied by Fortnum's Estates.

## Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnum's Estates.

## Services

All mains services are connected.

## Tenure & Possession

Freehold and offered with vacant possession.

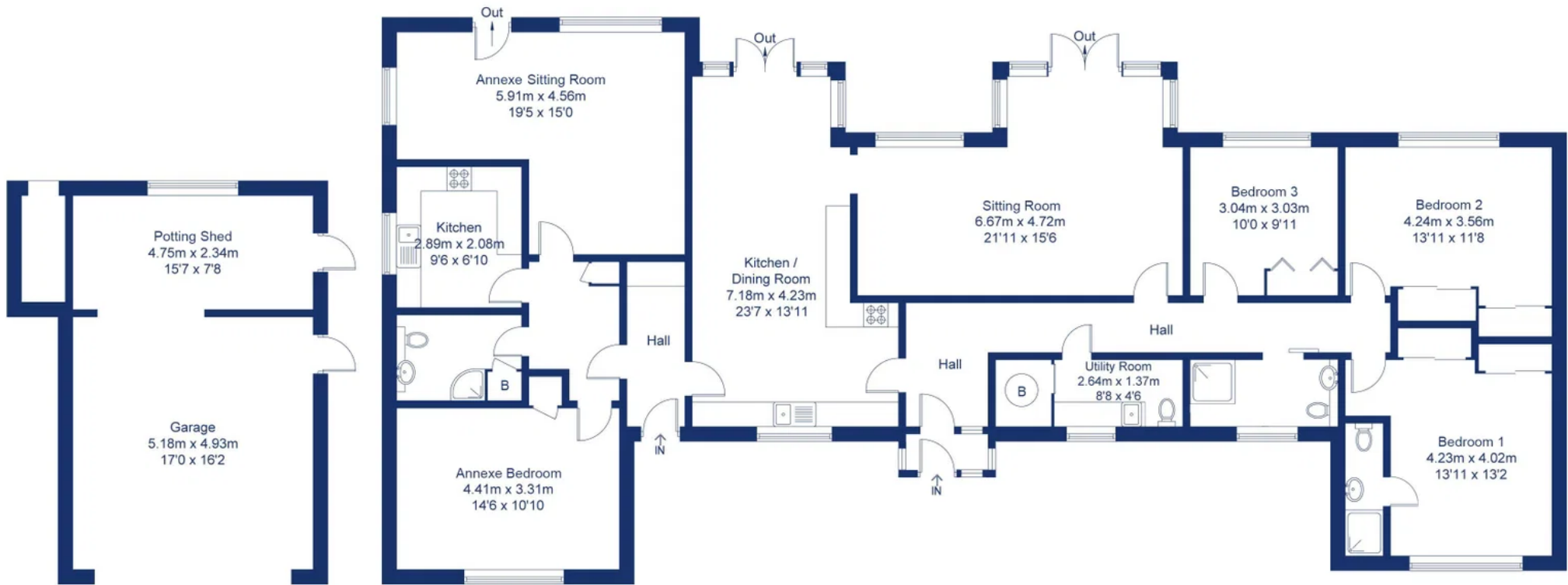
## Advisory notes

*Fortnum's Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.*





Total Approximate Gross Internal Area = 221.20 sq m / 2382 sq ft  
Main Residence = 119.90 sq m / 1291 sq ft  
Annexe = 61.20 sq m / 659 sq ft  
Garage = 40.10 sq m / 432 sq ft  
For identification only - Not to scale



(Not Shown In Actual  
Location / Orientation)

**Ground Floor**