



High House Close  
Clanfield, Bampton, Oxfordshire OX18 2SH

Perry Bishop  
and Chambers

the agent who keeps you informed

# High House Close

## Clanfield, Bampton, Oxfordshire OX18 2SH

£800,000

### The Property

A stunning Grade II listed detached barn, built in 1818 and sympathetically converted in 1991 into a unique, individual and lovely village home.

The entrance hall has a flagstone floor, with stairs rising to a galleried landing above. A spacious sitting room has exposed beams, a wood burning stove and double doors to the study/family room. There is a further study/music room which is open to the galleried landing above and could be altered to provide a ground floor bedroom if required, subject to the necessary consents. The WC/shower room lies adjacent. A superb and generously proportioned garden room overlooks the rear garden and lies adjacent to the kitchen. A separate dining room leads through to the family kitchen/breakfast room which is extensively fitted and includes an integral fridge, oven, microwave and plumbing for a dishwasher, with an electric Aga which works on night storage heating. There is an additional electric hob. Completing the ground floor is a utility room and a walk-in coat cupboard.

On the first floor, the galleried landing is a lovely feature of the home, giving access to a generous master bedroom suite with dressing area and en suite shower room. There are two further double bedrooms and a family bathroom.

Outside, the property has gated driveway parking for several vehicles, leading to a detached double garage, with a useful work-from-home studio/office above, a cloakroom and a further workroom.

The gardens are a real feature of the barn, being truly spacious and very private. The gardens have been attractively landscaped, although a little overgrown at present, but with much character. These lie to the front and rear of the property and the total garden area is believed to amount to somewhere in the region of 0.65 acre. The rear garden enjoys a large expanse of lawn, with mature trees, shrubs and flower beds, a wild garden and a kitchen garden with three greenhouses.

The property has an oil-fired heating system to radiators. Additional heating in the garden room and studio above the garage is by way of electric night storage heating.

N.B. The vendors have possessory title on a small section of the garden to the south side of the Barn and an indemnity insurance policy. Further details can be obtained from the selling agents on request.

### Amenities

Clanfield is a very pretty village with a stream running through the village beside the road, spanned in places by stone bridges.

One of the two small village greens is in the centre of the village at the road junction, where there are also two inns. Nearby is the Norman parish church, St. Stephen's, which dates from about 1200, and the bell tower from the early 14th century. There is a Church of England primary school and a Post Office and general store in the village and a wider range of shops, a doctors' surgery and other amenities nearby in the larger village of Bampton or the market towns of Faringdon and Witney.

About half a mile to the west of the village, at Little Clanfield, there were at one time two water mills on Little Clanfield Brook. One of them, Little Clanfield Mill, is now a private house but its machinery remains operational.

### Directions

From Faringdon, take the A4095 across Radcot Bridge into Clanfield. High House Close is the second turning on the left after the Windmill Conference Centre (before Mill Lane). The entrance to the Barn is on the left hand side shortly after entering the Close.

### Viewings

Strictly by appointment only – appointments to view should be made through our Faringdon Office – 01367 240356.

### Local Authority

West Oxfordshire District Council

### Services and Tenure

The vendor informs us that the property is served by mains electricity, water and drainage and that the Tenure is Freehold. The above should be verified by your Solicitor or Surveyor.

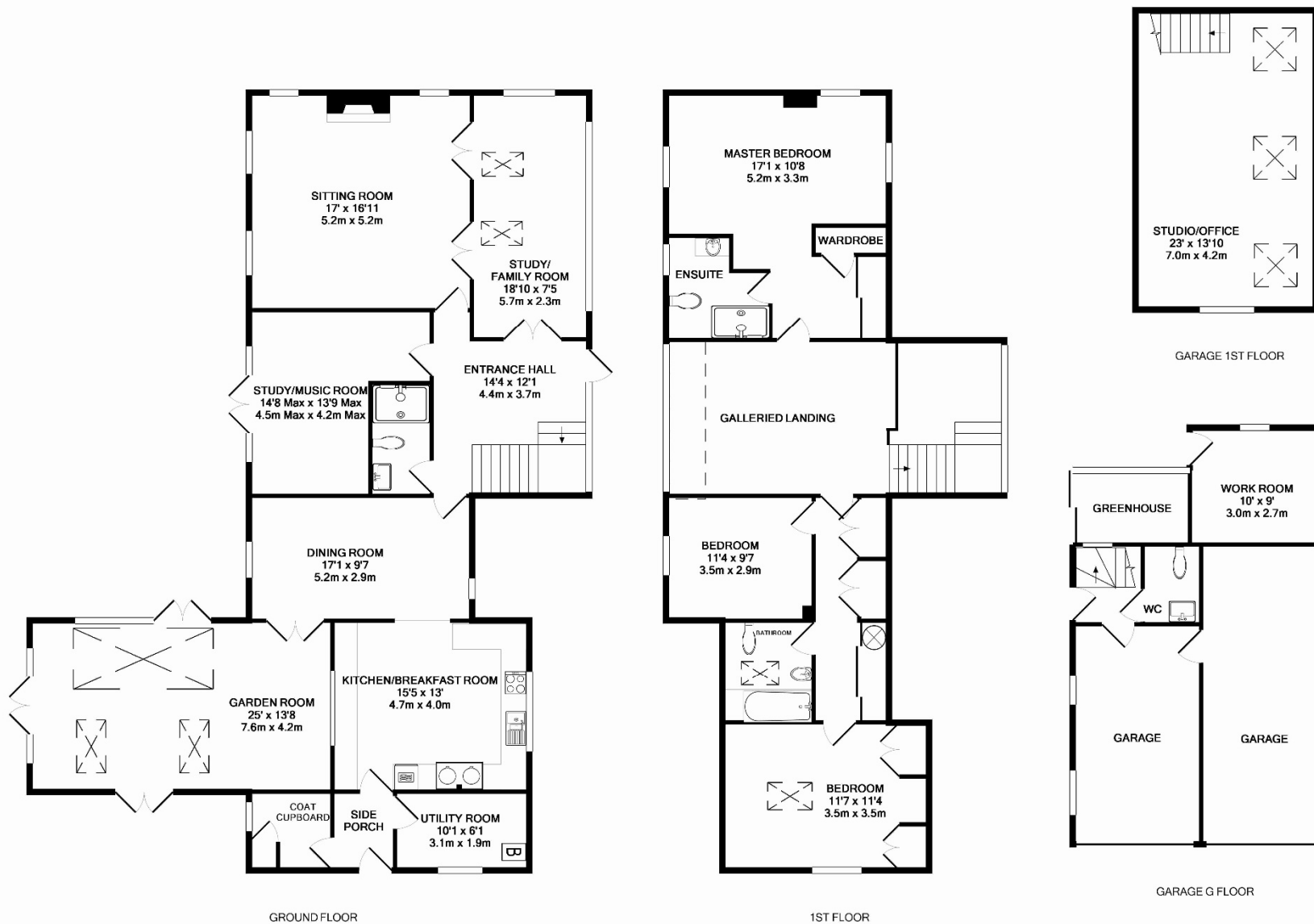
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TOTAL APPROX. FLOOR AREA 2664 SQ. FT. (247.5 SQ. M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. Room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. Measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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