



Main Street, Clanfield, Oxfordshire OX18 2SH

Perry Bishop
and Chambers

the agent who keeps you informed

The Property

This is a delightful detached cottage set along the main high street in Clanfield, enjoying access to both Witney and Faringdon and also to local amenities. This property is offered in very well-presented decorative order, having been well cared for by its current owner.

Approached over the cottage-style front garden offering an archway with rambling clematis over it, this is a delightful entrance to a lovely property! The entrance hall offers stairs to the first floor and leads to the living/dining room which is open plan, offers a wood burner and is double aspect. The kitchen is centrally located and is of a Shaker style with a range of wall and floor mounted units and a tiled floor. There is also a co-ordinating utility room and a cloakroom with shower. Off the kitchen is a delightful breakfast room with large windows and views over the rear garden.

To the first floor are three bedrooms, two of which are doubles and one a single. There is also a family bathroom with a white suite.

Outside, to the rear of the property, there is a low maintenance private garden with a new shed. There are also two off-road parking spaces.

Amenities

Clanfield is a very pretty village with a stream running through the village beside the road, spanned in places by stone bridges. Next to the Radcot road there is a path which runs along beside the stream passing in places under weeping willow trees as it links the two small village greens.

One of the small 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 Market Place, proceed up towards the church and round into Church Street. Turn left on to the A4095 and follow the road down over the river towards Clanfield and Bampton. On entering the village of Clanfield, go past the Windmill Farm Conference Centre and the property can be found on the left hand side, just before the football pitch opposite the primary school, identified by the agent's 'For Sale' board.

Viewings

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

Local Authority

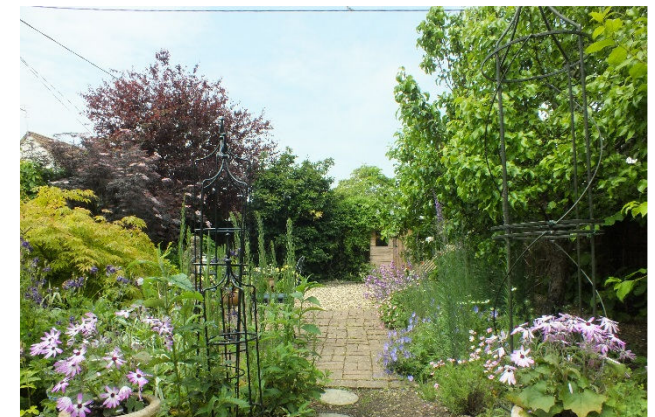
West Oxfordshire District Council

Services and Tenure

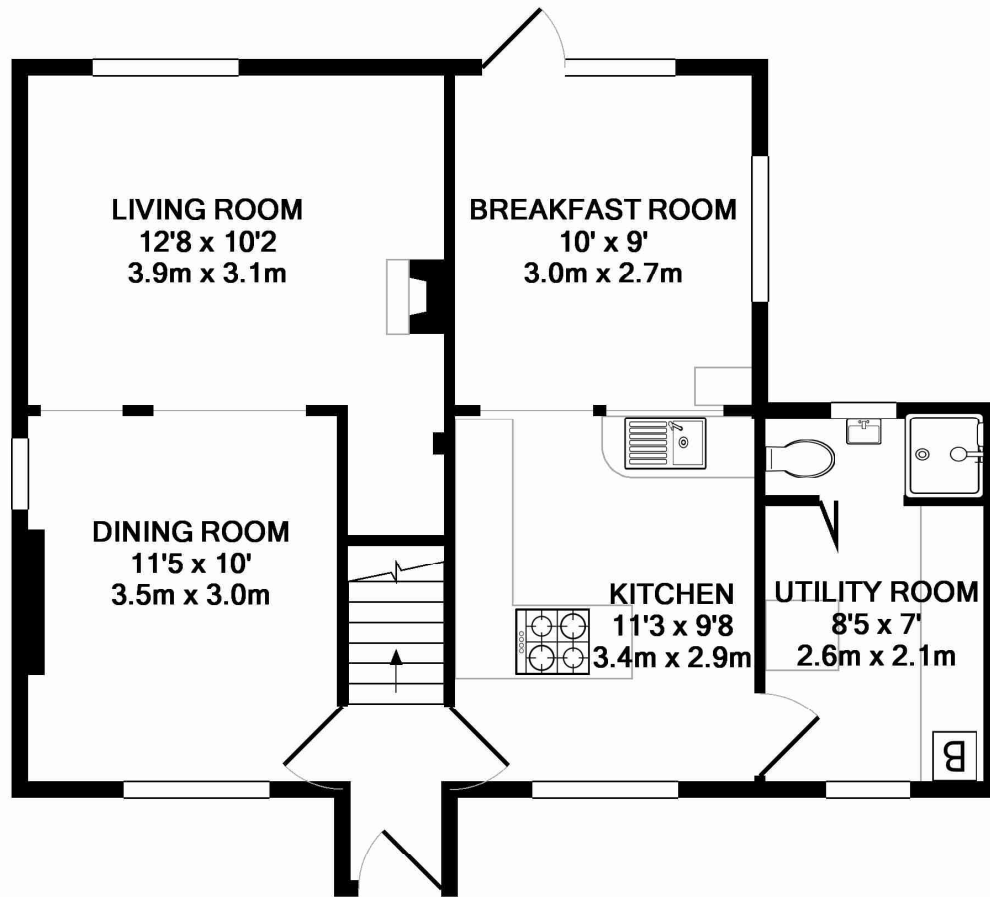
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

EPC Rating: F

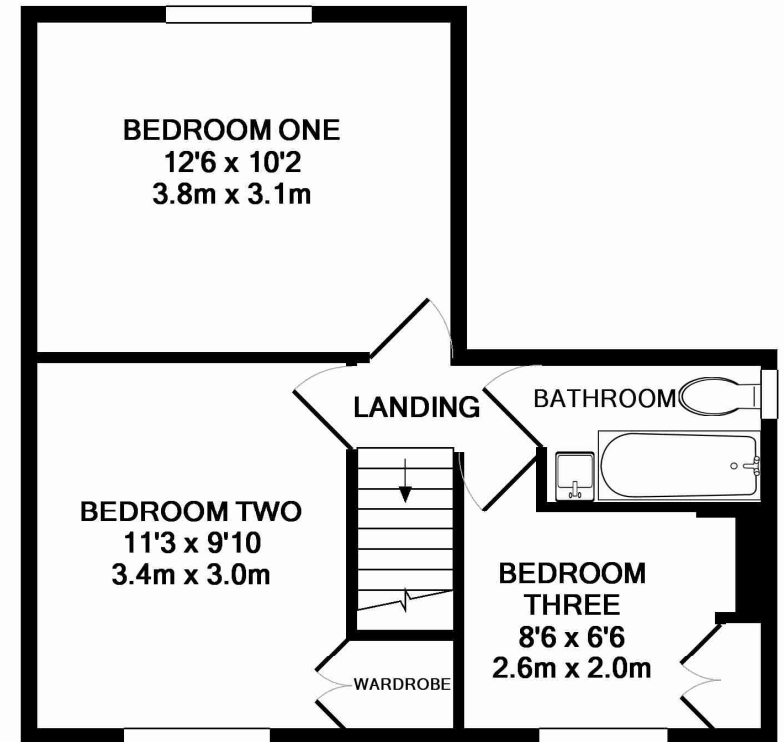
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GROUND FLOOR
APPROX. FLOOR
AREA 556 SQ.FT.
(51.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 931 SQ.FT. (86.5 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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