

## Mill Lane, Clanfield, Bampton, Oxfordshire OX18 2RT



Bungalow • Two bedrooms • Master en-suite • Open plan living • Good-size garden • Ample parking • Village location • End of chain • EPC C

# Mill Lane,

Clanfield, Bampton, Oxfordshire OX18 2RT

## Key Features



2

Bedrooms



2

Bathrooms



1

Reception

## About the property

Situated centrally within its own grounds is this recently built two-bedroom bungalow. Located in the desirable village on Clanfield and within easy reach of the infamous Blakes Cafe, two public houses / restaurants, a church, and a well-regarded primary school.

The accommodation comprises an entrance hall leading to all rooms. The kitchen is open plan to the living room and is fitted with a range of units and integrated appliances with French doors out to the garden. There are two double bedrooms, both with fitted cupboards with the master benefitting from an en-suite shower room. Completing the accommodation is a family bathroom with free standing bath.

Outside you are welcomed through a wooden five-bar gate to a large, gravelled driveway with parking for several vehicles. The garden is laid to lawn and is exceptionally privet with mature trees dotted around.

The property is end of chain.

## 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. There is a Church of England primary school and a Post Office and general store with coffee shop in the village. A wider range of shops, a doctors' surgery and other amenities can be found nearby in the larger village of Bampton or the market towns of Faringdon and Witney.

## Directions

From the centre of Faringdon, take the A4095 north, signed to Burford and Witney. Having crossed the River Thames at Radcot, enter the village of Clanfield and take the first major junction to the left which is Mill Lane. Take the first right hand drive way and follow to the end. The property will be found in the far left hand corner.

What three words

destined.magazines.campfires

## Services & Tenure

The tenure is Freehold. Mains electricity, water and drainage are understood to be connected. The property has solar thermal heating.

## Local Authority

West Oxfordshire District Council

Council Tax Band: C

## Our reference

FAR/HD/RN/16102023

## We'd love to hear from you

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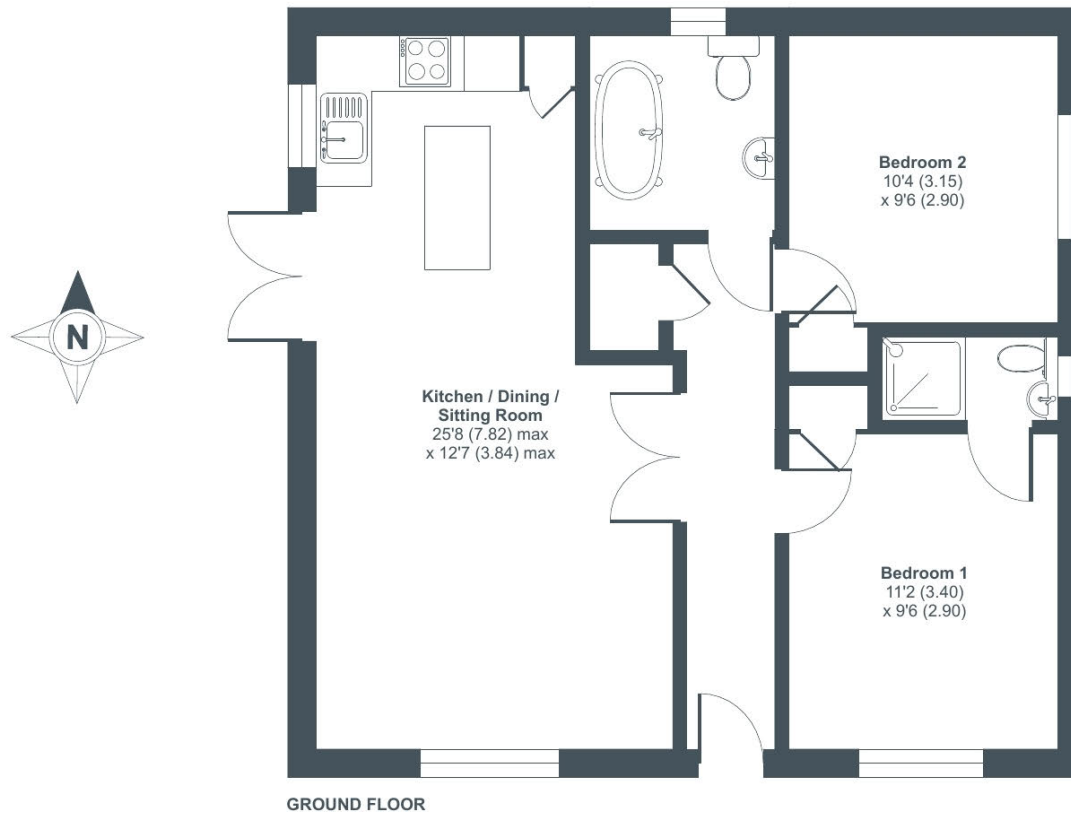




# Mill Lane, Clanfield, Bampton, OX18

Approximate Area = 684 sq ft / 63.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 1047368



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