

PerryBishop

PROPERTY MADE PERSONAL



Bampton Road, Clanfield, Bampton, West Oxfordshire OX18 2RG

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Key Features



4
Bedrooms



3
Bathrooms



4
Receptions

- Detached family home
- Four bedrooms
- Four reception rooms
- Separate annex
- Double garage and driveway parking
- Private garden
- End of chain

About the property

A truly lovely family home set in the heart of popular village of Clanfield. Greenporch is within easy reach of the well-regarded restaurants/pubs, the parish church, primary school, and a post office that doubles as an outstanding café, Blakes.

It is hard to describe the feeling you get when walking in. It is clear, however, that this property has been incredibly loved and has been a wonderful family home over the years. The accommodation is exceptionally bright and well-proportioned and comprises a study/snug with log burning stove and downstairs cloakroom leading from it. There is a further sitting room, also with a log burning stove and a spacious separate dining room which offers a fantastic space for entertaining. The kitchen/breakfast room sits to the rear and is fitted with an array of Shaker-style floor and wall mounted units, inbuilt fridge/freezer, a Belfast sink and is triple aspect, giving a charming outlook over the rear garden.

Upstairs, there are three very good-sized double bedrooms, all of which benefit from in-built wardrobes. The master bedroom has an en suite shower room, and the other rooms are serviced by a large family bathroom.

Outside there is driveway parking for several vehicles in front of a detached double garage with studio/annex above. This is a fantastic space for guests or older children with its own front door and en suite bathroom. There is scope to add a kitchen by the door if necessary, subject to relevant permissions. The rear garden is enclosed and laid predominantly to lawn with fruit trees and mature borders. A large and private patio protrudes from rear of the house which is a fabulous spot for summer evening barbeques.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

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 road leading to Radcot 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 (one of which being the incredibly popular Double Red Duke). 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 Blakes 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 Faringdon, take the A4095 towards Radcot and Clanfield. Cross the River Thames at Radcot Bridge and continue into Clanfield. On entering the village, go past Blakes cafe/bakery and take the next right turn towards Bampton. The property can be found on the left hand side with the street light on the side.

What3Words: reporting.daydreams.pinch

Services & Tenure

The tenure is freehold. Mains electricity, water and sewerage are understood to be connected, with an oil-fired heating system and an LPG supply to the cooker.

Local Authority

West Oxfordshire District Council

Council Tax Band F

Our reference

FAR/HD/KF/07112024

We'd love to hear from you

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what the owner said

"I love that it is a Cotswold stone house and that the rooms are all fairly similar in size with a homely feel."









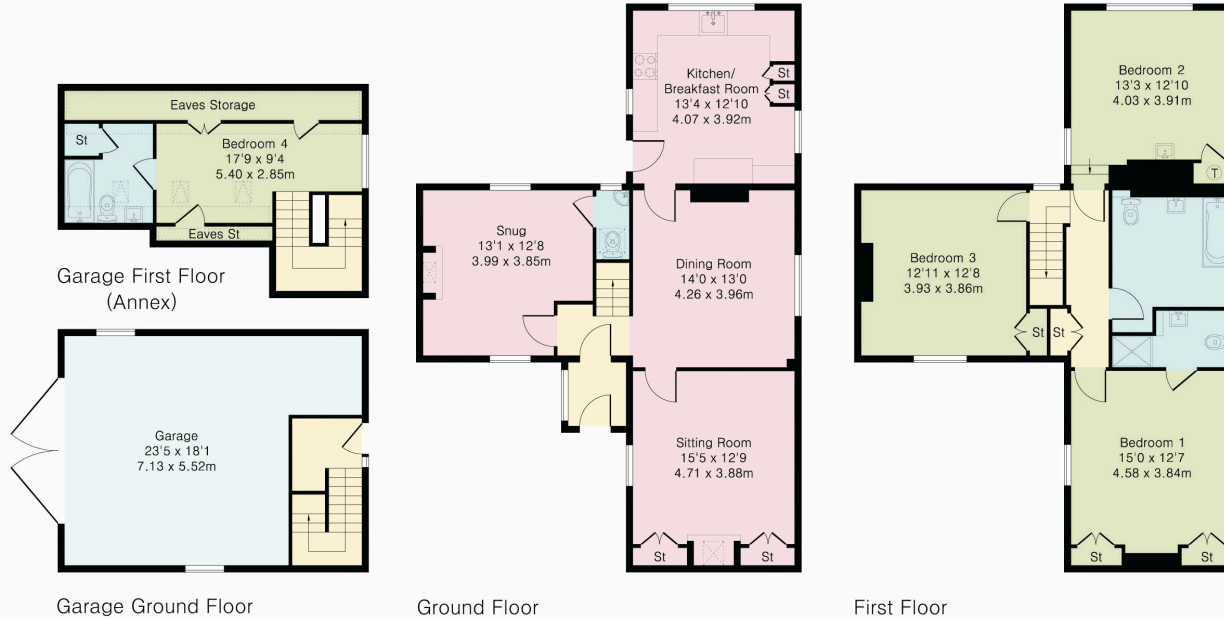
Approximate Gross Internal Area 2238 sq ft - 208 sq m

Ground Floor Area 808 sq ft – 75 sq m

First Floor Area 778 sq ft – 72 sq m

Garage Ground Floor Area 430 sq ft – 40 sq m

Garage First Floor Area 222 sq ft – 21 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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