



High Street, Clifton Hampden OX14 3EQ



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A fabulous barn conversion, created by the current owners and on the market for the first time: set in an idyllic spot within this sought after village it sits in beautifully landscaped grounds of 0.6 of an acre. The private grounds feature a heated swimming pool, to the front a gated drive sweeps up to a triple bay carport. The charming accommodation comprises 4 bedrooms and 2 bathrooms, drawing room, dining room, kitchen/breakfast room and utility: in addition there is a self contained 2 bedroom/2 reception room annexe. The property is double glazed with gas central heating to radiators.



Tenure - Freehold

Accommodation

Reception Hall: 15'7 x 14'4 max. Stairs to landing, cupboard under, two radiators, window to side, part vaulted ceiling with exposed beams and timbers.

Cloakroom: White 2-piece suite, terracotta tiled floor, window and radiator.

Drawing Room: 19'10 x 14'4 A beautiful room with 2 sets of French doors to the front terrace, it has an impressive stone fireplace, radiator, ceiling beams, pine corner cupboard, open way to:

Study Area: 14'7 x 7'3 Window to rear garden, bookshelves.

Dining Room: 14'4 x 9'8 Two windows to front, wood block floor, two radiators, ceiling beams and a serving hatch.

Kitchen Breakfast Room: 13'8 x 13'4 Two windows to front, range of storage units, worktops, stainless steel sink, gas/electric cooker, space for fridge freezer, terracotta tile floor, radiator.

Utility Room: 9'5 x 5'6 Door to garden, Belfast sink, cupboards, appliance space, terracotta tile floor, radiator.





Stairs to Landing: Window to rear, radiator, cupboard, loft access.
 Bedroom 1: 14'6 x 13'9 Window to front, radiator, exposed beams and wall timbers, fitted wardrobes.
 En Suite Bathroom: Window to rear, white 4-piece suite, radiator, wall timbers and beams, airing cupboard.
 Bedroom 2: 14'5 x 9'9 Window to rear, radiator, beams and wall timbers.
 Bedroom 3: 14'5 x 9'9 Window to front, radiator, beams and wall timbers.
 Bedroom 4: 10'11 x 9'8 Window to front, radiator, beams and wall timbers, cupboard.
 Shower Room: White suite including wide shower cubicle, radiator, wall timbers and beams, window to rear.

Annexe:
 Door to entrance: Velux window, inner hall, cupboards.
 Kitchen: 8' x 6'4 Window to rear, stainless steel sink unit, cupboards, beamed ceiling.
 Dining Room: 12'1 x 11'1 Painted brick walls, front aspect, cupboards.
 Sitting Room: 13'3 x 11' Front aspect, beams, painted brick walls.
 Cloakroom: White 2-piece suite.

Inner Lobby: Spiral staircase to first floor.
 Bedroom 1: 16'7 x 10'4 Velux windows front and rear, archway to:
 Bedroom 2: 19'5 x 11'4 Velux windows front and rear, scaled ceiling and loft access, built in cupboards, hatch for furniture access.
 Outside.
 To the front a gated shingle drive leads to a parking/turning area. A tiered terrace extends across the front of the house with brick piers and wrought iron railings & raised flowerbeds. The front garden is set to lawn with established shrubs and trees.
 Triple Bay Carport: 31' x 15'5 Cupboards for gas boiler & coal store.

Rear Garden: A delightful feature having been lovingly created over the last 47 years, an established lawn features mature shrubs with numerous trees across the rear including Poplars, Norwegian Maple, Brown Leaf Maple and Horse Chestnut. There is a brick terrace and stepped path to the carport and a timber hexagonal summerhouse.
 Heated Swimming Pool: 33' x 15' With an electric heat exchanger and filtration plant. It has a paved surround with stone balustrade.
 Plant Room/Workshop: 12'2 x 8'1 Filtration equipment and workbench. Green House. Tool Shed. Store 10'9 x 9'10
 Vegetable Area: Abutting a brick wall to the side, opening to the orchard.



Directions:

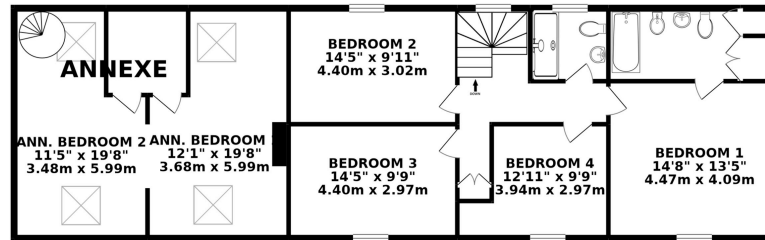
Turn right from our offices into St Martin's Street. Proceed straight across at the lights (north) into Castle Street; follow this to Shillingford roundabout, take the first left towards Oxford on the A4074. Continue for 2.7 miles and take the first left at the Berinsfield roundabout towards Abingdon. At the traffic lights (after 1.6 miles) turn left (signed Didcot), the next right is the High Street (before the bridge). The property will be found on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		83
(55-68)		
D		
(39-54)		
E	48	
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

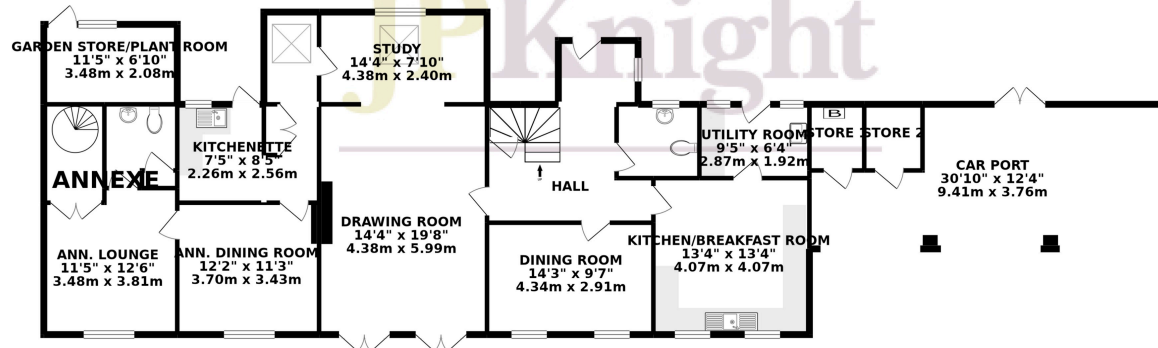
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



1ST FLOOR



GROUND FLOOR



TOTAL FLOOR AREA : 2830.00 sq. ft. (262.92 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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