



**Clattercote House
Claydon
Oxfordshire**



Edge of village house in a mature setting with lovely south-facing views.



Clattercote House is situated in the hilltop village of Claydon, Oxfordshire's northernmost village, with Warwickshire and Northamptonshire close by. The village has a fine part Norman parish church, village hall, allotments and playing field with playground. The Oxford canal passes close to the village. 21 acre Clattercote reservoir provides excellent fishing.

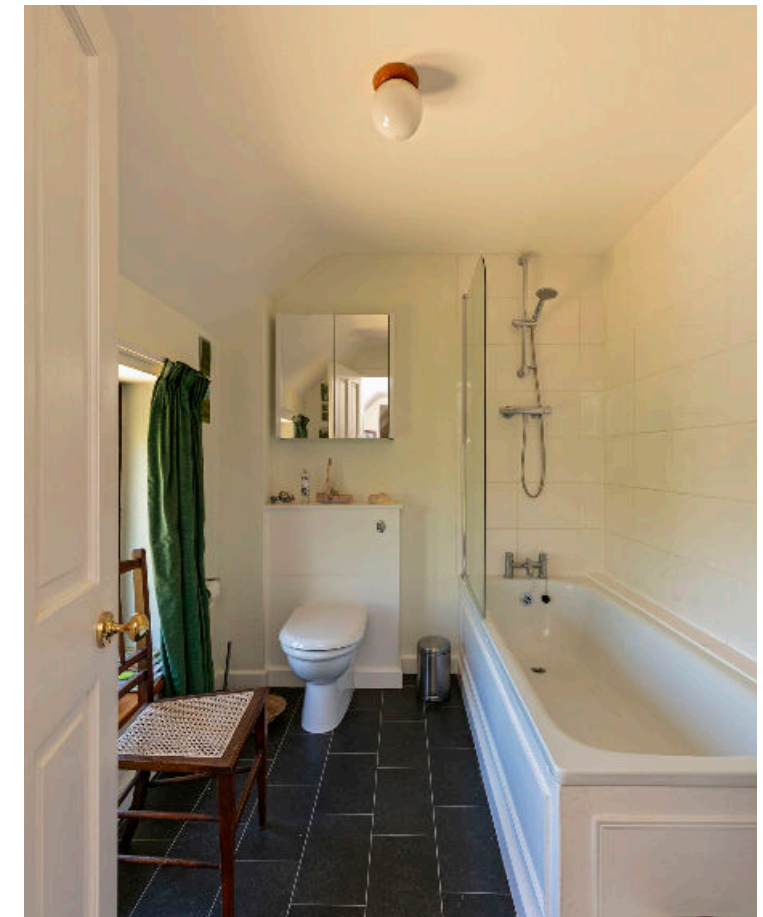
Priors Hardwick, a peaceful south Warwickshire village 2 miles to the north boasts a well renowned public house and restaurant, The Butcher's Arms.



The nearby villages of Lower Boddington, Byfield and Cropredy provide daily amenities including a post office, primary school, sports club and further public houses. Banbury and Leamington Spa offer a comprehensive range of shopping, recreational and business facilities.

The property is located within easy reach of the M1 and the M40, providing access to the national motorway network. The area is well served by rail links from Banbury to London Marylebone from 58 minutes and from Rugby to London Euston from 48 minutes

There is a selection of sporting facilities in the area including racing at Stratford upon Avon and Warwick and golf at Staverton and Hellidon Lakes Country Club, which includes a gymnasium and indoor pool. There is a full indoor sports complex at Banbury.





Clattercote House is part stone built with thick walls with deep window sills and dates in part from the late eighteenth century, with additions in 1979. The views over the historic open agricultural landscape are a major attraction of the property.

The house is full of attractive period elements, including the stone inglenook with bread oven in the dining room, ceiling and wall timbers, corner inglenook in the drawing room with woodburner and flagstone hearth, with study closet behind. There are some stone mullion windows and exposed stonework to some walls.

The accommodation is versatile in the way rooms can be used. The kitchen is the heart of the house with exposed stonework and white painted beams, kitchen units with timber worktops, built in oven and sink, plumbing for dishwasher and space for a fridge freezer.



Banbury 7 miles (trains to London Marylebone from 58 minutes), Leamington Spa 17 miles, Southam 10 miles, M40 (J11) 7 miles, Oxford 35 miles (distances and time approximate).



There is a laundry room, cloakroom and pantry off an adjoining lobby and back hall to the garden. A studio/ sitting room with oak strip floor and windows front and rear has French doors to the garden. Beyond the garage is an office, ideal for home working.

An open tread curved staircase rises to the wide landing, with stone mullions and exposed roof truss timber. Bedroom 1 with windows to south and east and built in wardrobes has an en suite bathroom. The other four bedrooms face west overlooking the view and garden, two with built in cupboards, and are served by a family bathroom.

Outside

Approached through a pair of 5 bar gates to the gravel parking area in front of the house. The gardens are most attractive, with lawns, and a wide range of interesting shrubs, roses and plants, fine maturing trees, including a Judas Tree, Hoheira, cherry, crab apple, mature apple tree and fig. There are purple and variegated maples, oak and copper beech. Paved patio and lavender border, arbour and a vegetable garden with soft fruit, behind a beech hedge. An outbuilding provides a garden store and wood shed.

Services

Mains electricity and water are connected to the property. Private drainage, LPGas central heating, telephone and broadband.

Directions (OX17 IES)

From M40 (J11) take the A361 Daventry Road, after about 3 miles, turn left signed Williamscott and Cropredy. Proceed to Cropredy. In Cropredy turn right onto Claydon Road to Claydon. As you enter the village Clattercote House will be found on the left just after the left hand bend.

Terms

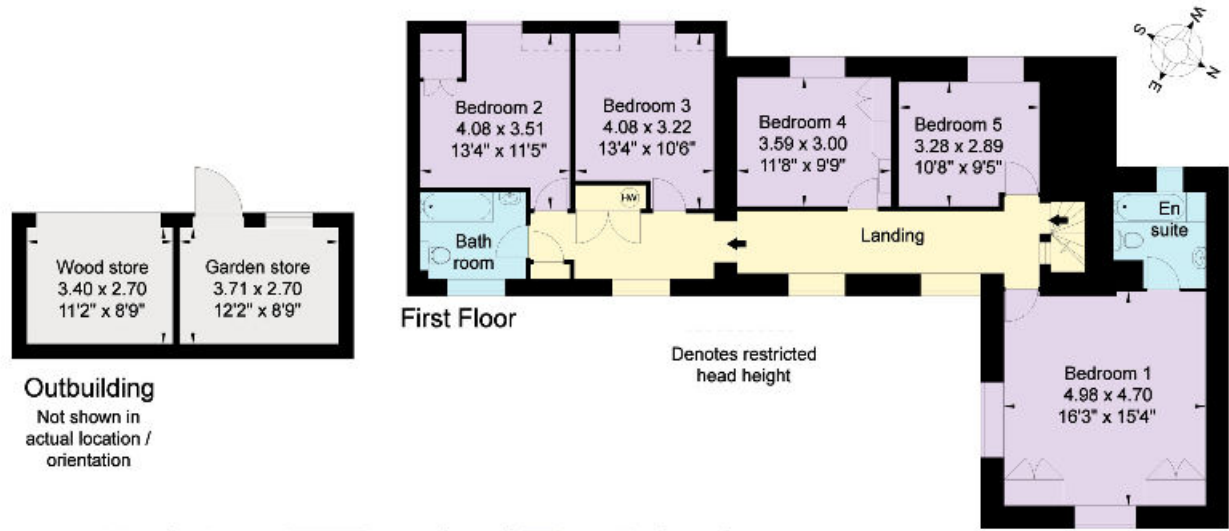
Tenure: Freehold

Local Authority: Cherwell District Council. Council Tax: Band D

Viewing

By prior appointment only with the agents.





Approximate Gross Internal Floor Area
270 sq m/2,908 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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Particulars dated July 2020. Photographs and videos dated July 2020.

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