

# South House, Clanfield, Oxfordshire

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# A substantial family house hidden in the heart of a thriving Cotswold village near Burford.

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## Distances

Bampton 2 miles, Faringdon 4.2 miles, Burford 8.2 miles, Estelle Manor 12.1 miles, Oxford Parkway 23.7 miles (trains to London Paddington and Marylebone from 67 minutes) (All distances are approximate).

## Description

This delightful family house offers light and bright reception rooms with generous ceiling heights. Presented to a high standard, the property offers a flexible layout to accommodate modern family living. On the ground floor is a welcoming entrance hall, a generous kitchen/ breakfast/dining room with Miele appliances and bi-fold doors opening on to the garden, a utility room, a sitting room with a log-burning stove, and a study opening on to the ground floor bedroom suite. The principal bedroom is on the first floor and has a large walk-in wardrobe, with air conditioning and an en suite bathroom; there are two further bedrooms, both with en suite bathrooms and air conditioning on this floor. The second floor is currently arranged with a bedroom, kitchenette, sitting room and shower room; ideal for use as a self-contained flat or to be converted to provide additional bedrooms depending on needs.

South House is approached over a short gravel drive, which opens on to a large parking area and a detached double garage. The attractive gardens are framed and secure and benefit from a southerly aspect.





## Location

Clanfield is situated in the attractive rural countryside of West Oxfordshire, close to the borders of Gloucestershire and Wiltshire. The village is largely made up of Cotswold stone houses and cottages, with a mixture of more modern dwellings. Within Clanfield, there is a Post Office/shop/tea room, a primary school, the well-known Double Red Duke hotel/restaurant, and The Clanfield Tavern public house. Further amenities are available nearby in Bampton, Burford, Witney and Lechlade. The village is well located for a good selection of state and private schools, including St Hugh's, Ferndale, and St Edward's in Oxford, to name a few. The newly opened and acclaimed Estelle Manor is also close by. Communications from the property are excellent, with nearby Oxford and Swindon offering road and rail connections to London, as does Didcot (c.22 miles), with frequent services to London Paddington.

## Directions (OX18 2QY)

From the market town of Bampton, take the A4095 to Clanfield. Proceed into the village and at the crossroads, turn left and almost immediately right again, where South House will be seen on the left.

## Property information

**Services:** Mains water, electricity and drainage are connected. Superfast fibre broadband is available

**EPC:** D

**Local authority:** West Oxfordshire District Council

**Tenure:** Freehold

**Council Tax Band:** G

## Viewings

By appointment through sole selling agent Knight Frank.



### Approximate Gross Internal Floor Area

Ground floor = 143 sq m / 1,538 sq ft

First floor = 105 sq m / 1,132 sq ft

Second floor = 57 sq m / 614 sq ft

Garage Area = 29 sq m / 308 sq ft

Total area = 305 sq m / 3,284 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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