



Watery Lane, Clifton Hampden, OX14 3EJ
£795,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

With a large well stocked, colourful garden is this four-bedroom three reception room detached home, located in this intimate location within the small and conveniently located village of Clifton Hampden.

This well-loved family home comes to the market for this first time since the mid 1980's and offers significant potential to extend and reconfigure, subject to the relevant consents. With ample driveway parking and garage this four double bedroom home offers 2000sq ft of accommodation and has a beautiful garden with patio, pergola, lawned area and small wild garden.

The internal accommodation comprises entrance hall, utility room, modern refitted kitchen-diner, inner hall, cloakroom, study, dining room, and large lounge. On the first floor there is a family bathroom and four double bedrooms, including a particularly impressive master suite which overlooks the garden with dressing area and en-suite shower room. For the location, potential and garden to be fully appreciated; the property must be viewed.





Key Features

- Four double bedroom detached home.
- Large well stocked garden with patio area.
- Ample driveway parking and garage.
- Private lane location in this small Thameside village with excellent riverside walks in close proximity.
- Potential to extend and reconfigure subject to the relevant consents.
- Three reception rooms.
- Study.



The Location

Clifton Hampden is a picturesque and extremely well located Thameside village with a range of amenities including village store/post office, junior school, church and renowned riverside restaurant/public house. There is good access to the thriving market town of Abingdon (5 miles), Oxford City Centre (10 miles) and Didcot (6 miles) from which Didcot Parkway provides a regular mainline connection to London Paddington in as little as 36 minutes. Culham station is within 2 miles, with free parking and a branch link to Didcot Parkway and Oxford.

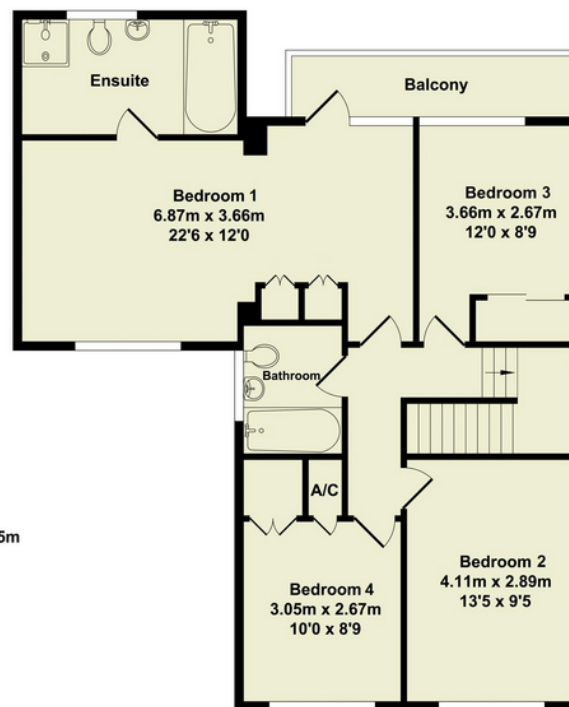
Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. The property is accessed by a private lane. Ofcom checker indicates standard broadband to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as an unlikely/low risk address for flooding. If the property was built before 1985 buyers are advised to undergo their own investigations to determine the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Ground Floor
Approx. Floor
Area 106.32 Sq.M.
(1144 Sq.Ft.)

Total Approx. Floor Area 187.56 Sq.M. (2019 Sq.Ft.)



1st Floor
Approx. Floor
Area 81.24 Sq.M.
(874 Sq.Ft.)

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS