



High Street, Clifton Hampden, OX14 3EE

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming and historic thatched cottage nestled in the heart of the sought-after village of Clifton Hampden, Fleur De Lys dates back to the 1700s and is believed to have once served as a public house. Rich in period character and offering scope for further enhancement, this unique home blends original features with modern updates.

The property has seen several improvements in recent years, including underfloor heating, new flooring, decorative upgrades, and updated electrical and heating systems. Some areas — notably the kitchen and one of the bedrooms — would benefit from further refurbishment, presenting an exciting opportunity to add personal touches and additional value.

The ground floor features a welcoming reception hall with wooden flooring and a striking inglenook fireplace, two generous reception rooms (one also with an inglenook), a study, W.C., and a spacious kitchen/dining room. Upstairs, the accommodation comprises four well-proportioned bedrooms and a family bathroom.

Outside, the rear garden is mainly laid to lawn and framed by mature trees and shrubs, offering a peaceful, private setting. A paved courtyard provides access to a number of useful store rooms and outbuildings, which could offer further potential, subject to the necessary consents.





Key Features

- Charming 4-bedroom thatched cottage in historic Clifton Hampden
- Believed to date back to the 1700s; once a former public house
- Character features throughout, including inglenook fireplaces and wooden floors
- Two spacious reception rooms plus study and kitchen/dining room
- Updated electrics, and modern heating system
- Potential to further enhance kitchen and bedroom spaces
- Generous rear garden with mature planting and paved courtyard
- Outbuildings and store rooms offering scope for future use (STPP)
- EPC Rating D - Council Tax Band F



The Location

Clifton Hampden is a picturesque and well-regarded village set on the River Thames in South Oxfordshire. Surrounded by beautiful countryside, it offers a peaceful setting with a strong community feel. The village is home to a 14th-century church, a historic bridge, and the popular riverside pub, The Barley Mow.

The area is well served for education, with Culham Primary School nearby, and a number of excellent state and independent schools in Abingdon and Oxford, including The Europa School, Abingdon School, Our Lady's Abingdon, and St Helen and St Katharine.

For commuters, Didcot Parkway is a short drive away, providing fast rail links to Oxford, Reading, and London Paddington. The A34 and M40 are also easily accessible, making Clifton Hampden well connected while retaining its rural charm.

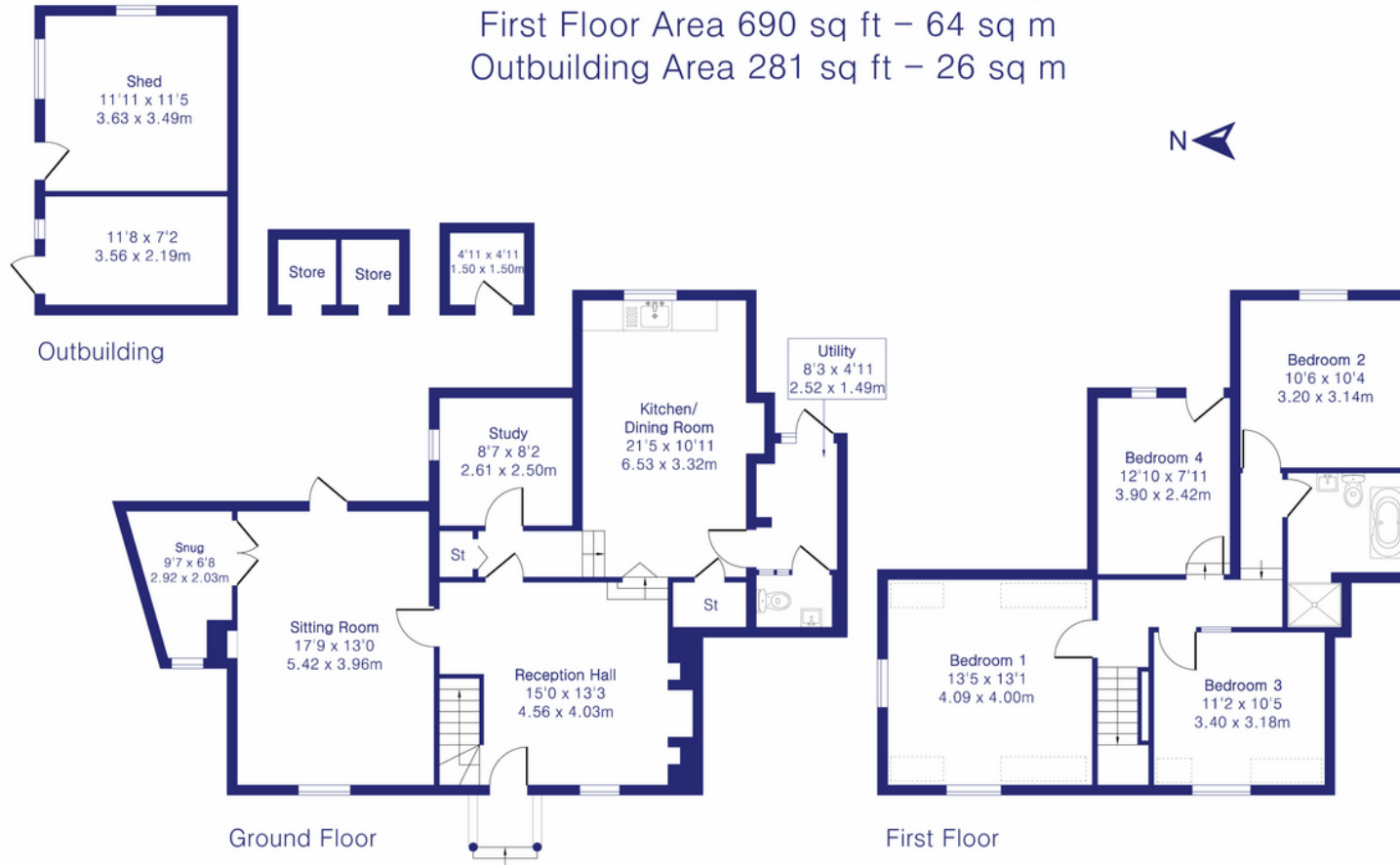
- Utilities: Mains electricity/water/drainage are connected.
- Heating: Electric radiator heating.
- Parking: None allocated.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Vodafone, Sky & EE.
- Rights of Way / Access: Access must be maintained for two neighbouring cottages via the courtyard, and any changes to the frontage require permission from the Gibbs Estate.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.

**Approximate Gross Internal Area 1593 sq ft - 148 sq m
(Excluding Outbuilding)**

Ground Floor Area 903 sq ft – 84 sq m

First Floor Area 690 sq ft – 64 sq m

Outbuilding Area 281 sq ft – 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

**THOMAS
MERRIFIELD**
SALES LETTINGS

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.

Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

**THOMAS
MERRIFIELD**
SALES LETTINGS