



19 MILL LANE
Clanfield, Nr Bampton

Burford 9 miles, Cheltenham 30 miles, Cirencester 19 miles, Oxford 24 miles. Rail - Charlbury 17 miles, Kingham 17 miles, Oxford Parkway 19 miles.

19 Mill Lane Clanfield, Nr Bampton Oxfordshire OX18 2RL

**A WELL PRESENTED FOUR BEDROOM
DETACHED HOUSE WITH GENEROUS SOUTH
FACING REAR GARDEN, GARAGE AND OFF
ROAD PARKING FOR SEVERAL CARS LOCATED
IN THE SOUGHT AFTER VILLAGE OF CLANFIELD
CLOSE TO AMENITIES AND SCHOOLS.**

- Detached House
- Four Bedrooms / Family Bathroom
- Kitchen - Dining Area
- Sitting Room - Dining Room
- Cloakroom
- Generous South Facing Garden
- Garage / Off Road Parking
- Sought After Village
- Close to Local Amenities / Schools

Guide price £485,000

VIEWING Strictly by prior appointment
through

Tayler & Fletcher

Tel: 01993 220579

LOCATION

19 Mill Lane is located in the sought after village of Clanfield in Oxfordshire. Within the village, there is the parish church of St Stephen's, together with Clanfield Church of England Primary School (rated 'good' by Ofsted), an award winning bakery with a post office and tea room. There are also two public houses, The Clanfield Tavern and The Double Red Duke, which is a well regarded gastropub that also provides excellent accommodation. Meanwhile, Daylesford organic farm shop and Soho Farmhouse are both within easy reach of Clanfield.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's prep school towards Faringdon.

From Clanfield, the area's larger commercial centres of Burford (9 miles), Cheltenham (30 miles), Cirencester (19 miles) and Oxford (24 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (17 miles), Kingham (17 miles) and Oxford Parkway (19 miles) and a local bus network.

DESCRIPTION

19 Mill Lane is a well presented detached house that was built in the 1970s and has been extended by the current owner. It is the first time that the property has come onto the market in over 40 years.

The property comprises an entrance hall, cloakroom, kitchen - dining area and sitting room - dining room downstairs on the ground floor. Whilst there is the master bedroom, three guest bedrooms and the family bathroom upstairs on the first floor. One of the bedrooms is currently being used as an office, facilitating working from home. There is a generous south facing rear garden that has been established and carefully maintained over many years. There is an integrated single garage and off road parking for several cars to the front of the property.

Approach

Paved driveway leading to uPVC front door with glazed insert panels to :

Hall

Wood effect flooring. Timber framed door to below stairs storage cupboard. Double glazed window to the front elevation. Timber framed door to:

Cloakroom

With low level WC with concealed cistern. Wash hand basin and tiled splashback. Tiled walls. Tiled flooring. Double glazed window to the side elevation. From the entrance hall, timber framed door to:





Kitchen - Dining Area

Fitted kitchen with laminate worktop with 1 ½ bowl stainless steel sink unit with mixer tap and tiled splashback. Range of built in cupboards and drawers below and wall mounted cupboards above. Rangemaster double electric oven and grill with five ring electric hob and extractor over. Space for refrigerator and freezer. Bosch dishwasher. Bosch washing machine and tumble dryer. Part tiled walls. Tiled flooring. Recessed ceiling spot lighting. Double glazed windows to the rear elevation. Composite door with glazed insert panel providing direct access into the garden. Space for dining area. From the entrance hall, timber framed door to:



Bedroom 2

Built-in wardrobes. Double glazed window to the rear elevation. From the first floor landing, timber framed door to:



Bedroom 3

Built-in wardrobes. Double glazed window to the front elevation. From the first floor landing, timber framed door to:



Master Bedroom

Built-in wardrobes and dressing area. Double glazed window to the rear elevation. From the first floor landing, timber framed door to:



OUTSIDE

19 Mill Lane has a generous south facing rear garden, which is set out in two sections. There is an area of patio adjacent to the house which facilitates outside dining and entertaining. The main section of garden is mainly laid to lawn bordered by mature shrubs and plants with hedging and trellis fencing. This flows into the bottom section of garden, which is also laid to lawn and bordered by mature shrubs and plants and a silver birch tree. Timber framed arbour and timber framed shed. The garden offers a feeling of space and tranquility. There are a pair of timber framed gates, which provide side access to the house. To the front of the property is the integrated garage, which has electricity and offers scope for a workshop area, together with a paved front driveway enabling parking for several cars.

SERVICES

Mains Electricity, Water and Drainage. Oil fired central heating.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'E' Rate payable for 2023 / 2024 £2659.75

DIRECTIONS

Upon entering the village of Clanfield, proceed through the village along the Main Road (A4095). Pass Clanfield Church of England Primary School on your right hand side and take the immediate right hand turning into Mill Lane. You will shortly see No 19 located on the left hand side.



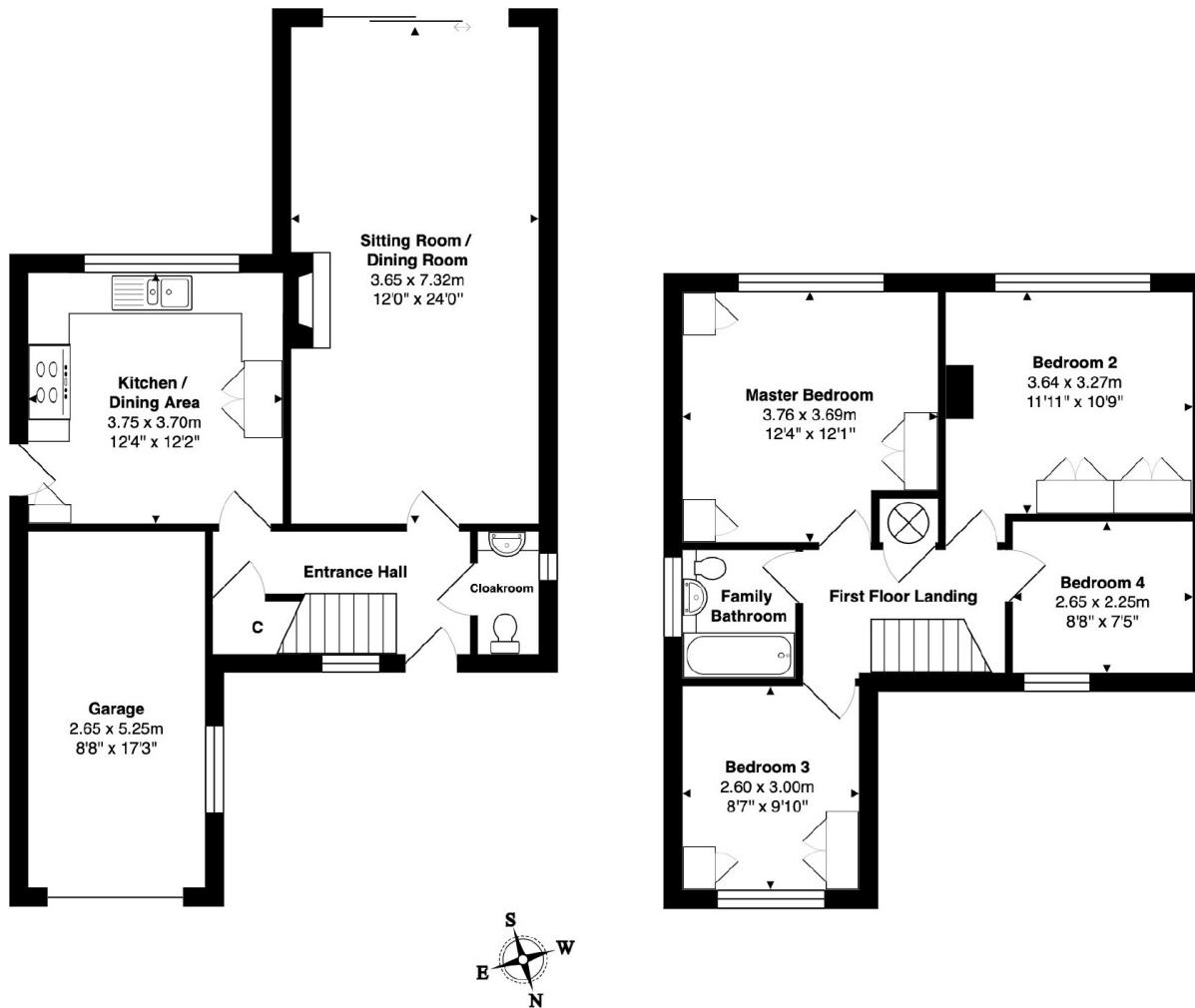


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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Approx. Gross Internal Area: 115.1 m² ... 1239 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

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