



Exceptional and imaginative barn conversion

Culfre, Bampton Road, Clanfield, Oxfordshire OX18 2RG

Freehold



Sitting/dining room • family room • kitchen • larder room
• laundry room • cloakroom • 5 bedrooms (3 with en suite
bathrooms) • family bathroom

Detached double garage with studio room over, store
room • ample off road parking • gardens and grounds,
approaching an acre

Distances

- Oxford 17 miles
- Burford 8 miles
- Swindon 16 miles
- Witney 8 miles
- M40 (junction 9) 12 miles
- Didcot Parkway 21 miles
(London Paddington from
40 minutes)

(distances are approximate)

Directions

From Oxford take the A420
towards Swindon. After
approximately 10 miles turn
right onto the Buckland Road
towards Bampton. Proceed to
the centre of the village and
take the left turn to Clanfield at
the mini roundabout. Clanfield
is about 2 miles further on and
Culfre will be found on the left
hand side.

Situation

Clanfield is situated midway
between the market towns of
Witney and Faringdon.

The village boasts a bakery/
café, shop and post office,
primary school, The Plough
hotel/restaurant and The
Clanfield Tavern public house.

Bampton, just 2 miles away,
offers a more extensive range
of facilities including a butcher,
small supermarket, beauty
salon and sports field.

Oxford and Swindon both
offer road and rail links to
London.

There is a range of schools,
both state and private, within
driving distance of Clanfield.

Description

Converted by the present
owners in 2006, Culfre is a
welcoming family home
offering flexible
accommodation arranged over
two floors.

Spacious open plan hall and
sitting/dining room with
individual suspended and
rotating wood burning stove.

Striking oak and metal helical
staircase rising to galleried
landing.

The kitchen with its stained
ash cupboards and granite
worktop houses integrated
appliances with a family room
off with French doors to the
terrace.

A customised larder room
beyond the kitchen which in
turn leads on to the laundry
room, both with wooden
worktops and butler sinks.
Doors open directly on to the
front and rear of the property.

Off the sitting room, a
corridor leads to an area for
boots and coats, a cloakroom
and the downstairs bedroom
suite which could also be an
additional reception room.





The first floor provides 4 double bedrooms, 2 with en suites, 1 with a study or dressing room and a family bathroom.

Character vaulted ceilings and oak beams are features throughout the house.

Downstairs flooring is a mix of oak and stone slabs.

There is underfloor heating and double glazed wooden windows throughout the property, with all main downstairs rooms featuring French doors opening to the terrace and garden.

Outside

Generous gardens mostly laid to lawn include a wild flower area and cherry and beech trees.

A stone built car port and storage room (with electric car charging point) with an impressive studio room over.

Ample parking is available at the front of the property as well as the side with a second vehicular access off the road.

Local Authority

West Oxfordshire District Council
Council tax band H

Services

Mains water, electricity and drainage are connected.

Viewing

Strictly by appointment with Savills Summertown office
01865 339700

Fixtures and fittings

All curtains and blinds are included in the sale, as are the range cooker and fridge freezer.

All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills.



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Gross internal area (approx) = 286.5 sq m / 3084 sq ft

(Excluding Void / Carport)

Store 14.4 sq m / 155 sq ft

Studio 28.1 sq m / 302 sq ft

Total 329.0 sq m / 3541 sq ft



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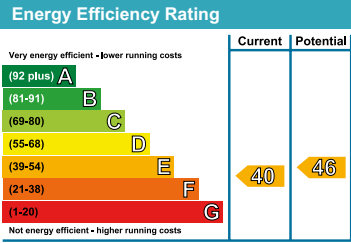
Savills Summertown

01865 339700

hwarren@savills.com



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