



Bridge House, Clifton Hampden

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Bridge House, Clifton Hampden, Abingdon, Oxfordshire, OX14 3EH

Unique grade II listed Bridge house located on the banks of the River Thames

4 miles Dorchester-on-Thames, 4 miles
Abingdon, 9 miles Oxford, 6 miles Didcot
Parkway Station (London Paddington about 41
minutes)

Garden room | Dining room | Old toll office
Principal bedroom | Two bedroom annexe
Workshop/Garage | Garden | River frontage
EPC Rating F

The property

Nestled on the banks of the majestic River Thames, Bridge House is a charming and historic toll house that exudes character and charm. This beautifully preserved property, located in the idyllic village of Clifton Hampden, is steeped in history and provides a unique opportunity to own a piece of England's rich heritage. Dating back to the 19th century, the property boasts an abundance of original features that have been carefully maintained, including exposed brickwork and stunning lead windows that offer picturesque views of the river and the well renowned bridge designed by Sir George Gilbert Scott. The interior has been decorated to create a warm and inviting ambiance, while still retaining the property's unique character and charm. The accommodation comprises of a spacious and welcoming living room with a beautiful open fireplace, a well-appointed kitchen, a dining room, and a family bathroom. The newest addition is the light filled garden room which wraps around the original house with large windows overlooking your garden and the river Thames. The property also benefits

from two generously sized bedrooms, both of which offer stunning views of the river and surrounding countryside. The accommodation extends further with an oak framed garage and work shop with ancillary accommodation above with two bedrooms and a shower room with space for a generous home office or studio. Outside, the property features a beautiful and well-maintained garden, perfect for relaxing in the sunshine and taking in the tranquil surroundings. The garden also benefits from direct access to the river, providing the opportunity for boating and fishing activities. Bridge House is ideally situated for those looking to enjoy the peace and tranquillity of rural living, whilst still being within easy reach of the amenities of nearby towns and cities. This is a rare opportunity to acquire a truly unique property with a rich history, and we recommend an early viewing to fully appreciate all that Bridge House has to offer.

Outside

Bridge House is complemented by direct access to the Thames and a lovely garden of approximately 0.7 acres containing mature trees and an abundance of wildlife including Otters, Kingfishers and doves.

Situation

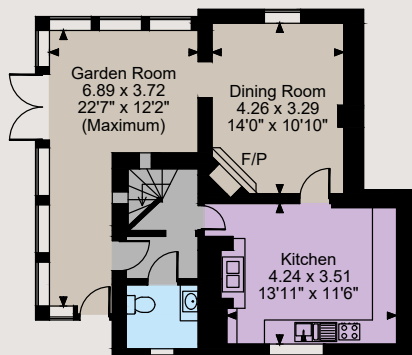
Clifton Hampden is an attractive village south of Oxford, east of Abingdon, and west of Dorchester-on-Thames. There are excellent rail links available via Didcot Parkway mainline station which has direct trains to London Paddington. It is also ideally placed for access in to Oxford. There are many amenities available in the village, including; a well-regarded primary school, the Barley Mow public house, a traditional village shop, a post office. There is also a church, cricket ground, tennis courts, a children's playground, village hall. Schooling nearby including a Church of England primary school in Dorchester with private schools such as Cothill House, The Manor Preparatory School along with the Dragon, Summer Fields and St Edward's in Oxford. Abingdon School, Radley College and Moultsford Prep.



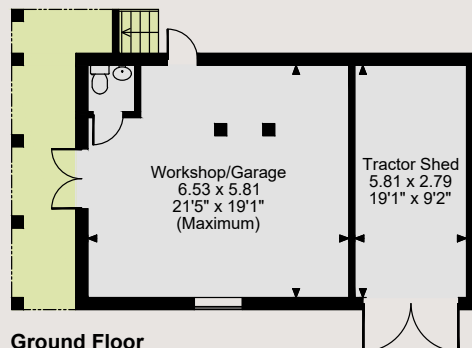


Floorplans

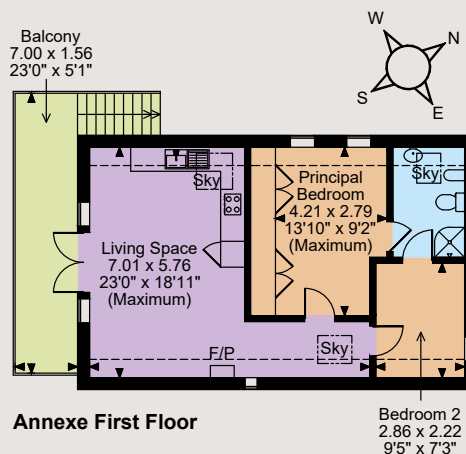
House internal area 1,198 sq ft (111 sq m)
Workshop/Garage internal area 408 sq ft (38 sq m)
Tractor shed internal area 174 sq ft (16 sq m)
Annexe internal area 490 sq ft (45 sq m)
For identification purposes only.



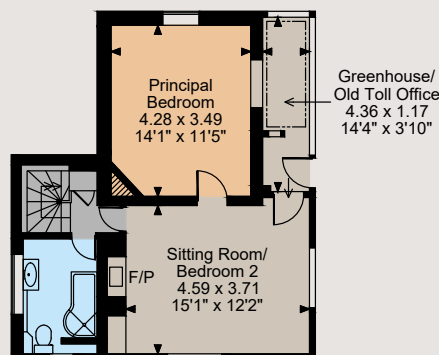
Ground Floor



Ground Floor



Annexe First Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From Abingdon, take the A415 towards Dorchester. Follow this road for a few miles, then upon reaching a set of double traffic lights by The Plough, turn right onto the high street and follow over the bridge. After about ¼ mile and after passing the Barley Mow, turn right into the entrance of the caravan park. Once here, follow the track to the right where you will see bridge house.

General

Local Authority: South Oxfordshire County Council

Services: Private water via the camp site, private gas via Calor gas tank, private drainage to septic tank; We are unsure whether the private drainage at this property complies with the relevant regulations. Further information is being sought but in the meantime, guidance can be found at <https://www.gov.uk/permits-you-need-for-septic-tanks/you-have-a-septic-tank-or-small-sewage-treatment-plant>

Council Tax: Band D

Tenure: Freehold

Guide Price: £800,000

Oxford

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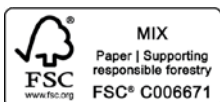
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