Foundry House

Main Street, Clanfield, Bampton

STRUTT &PARKER

BNP PARIBAS GROUP

A detached character home set within 1.67 acres of grounds at the heart of highly sought-after Clanfield, moments from the two fabulous village pubs.

The substantial house dates back to the early 1800s and, while centrally positioned within the village, is well situated within its generous grounds which provide stunning views and a picturesque green aspect. The house offers more than 3,000 sq ft of space over three floors in addition to a detached block with garaging and stabling.

- 3 RECEPTION ROOMS
- 5 BEDROOMS
- 2 BATHROOMS
- GARAGE AND STABLES
- 1.67 ACRES
- FREEHOLD
- VILLAGE
- 3,073 SQ FT
- GUIDE PRICE £1,600,000

The Property

The house has been a much-loved family home for almost five decades, and has been passed down through the family. Internally it is elegantly presented in a traditional style well suited to the age of the property, with character features including a brick chimney breast housing the Rayburn, sash windows, parquet and tiled floors, and a pretty stained-glass front door. The ground floor is ideally laid out and separates formal living spaces from the family part of the home, with two generous reception rooms at the front to either side of the grand entrance hall, and a warm and welcoming kitchen, study, laundry room and family room to the rear. Upstairs there are five good-size double bedrooms and two bath and shower rooms on the first floor, and a large open loft space on the second floor which offers potential for conversion, subject to obtaining the necessary consents.

Outside

Foundry House has a commanding presence, set behind wrought iron gates. The driveway opens into a generously sized parking area to the side of the house. This leads along the bottom of the garden to a further parking area and a detached building with double garage and two stables. The gardens are a particular feature of the house, being beautifully tended, attractively landscaped and well stocked with a variety of specimen trees, including apple & pear, colourful flowers and manicured lawns. The garden is well enclosed by mature greenery and partly walled for privacy; to the east it borders open farmland.

Separate to the formal garden is a pony paddock and orchard, which, in conjunction with the stabling, could be suitable for equestrian use or for a smallholding.

Location

Clanfield is a thriving and popular village on the West Oxfordshire border, with many local amenities including a primary school, café - Blake's Kitchen -, Post Office, two highly regarded pubs – The Double Red Duke and The Mason's Arms – and a village church. The neighbouring villages of Filkins, Bampton and Alvescot provide alternative pubs and there are day-to-day amenities in nearby Faringdon, Burford and Witney, such as shopping, independent stores and secondary schools. Oxford which is under 20 miles away has more comprehensive recreational, shopping and cultural facilities. Schooling is well catered for including the local primary school and several other primary schools in the surrounding villages. Private schools in the area include St Hughes, Abingdon School and The Dragon, St. Edwards in Oxford. Soho Farmhouse, Daylesford, Estelle Manor and Clarkson's Farm are nearby.

Distances

- Burford 8.2 miles
- Faringdon 4.2 miles
- Witney 7.9 miles
- Oxford City Centre 20 miles

Nearby Stations

- Swindon 16.5 miles
- Oxford Parkway 18.6 miles
- Didcot Parkway 22.6

Key Locations

- Soho Farmhouse 22.6 miles
- Estelle Manor 11.9 miles
- Daylesford 22 miles
- Diddly Squat Farm Shop 17.7 miles

Nearby Schools

- Clanfield Primary School 0.2 miles
- St Hugh's School 6.8 miles
- Burford School 8.2 miles
- Cokethorpe School 8.2 miles
- Cothill House 14.9 miles
- Abingdon School 17.5 miles

Approximate Floor Area = 285.5 sq m / 3073 sq ft
Loft = 96.9 sq m / 1043 sq ft
Outbuilding = 66.9 sq m / 720 sq ft
Total = 449.3 sq m / 4836 sq ft

Floorplans

Main house internal area 3,073 sq ft (285.5 sq m)
Outbuildings internal area 720 sq ft (66.9 sq m)
For identification purposes only.

Directions

Post Code OX18 2SP

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General

Tenure: Freehold

Local Authority: West Oxfordshire District Council

Mobile and Broadband checker: Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Services: Mains water, drainage and electricity.
Oil-fired central heating.

Council Tax: Band G

EPC Rating: F

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