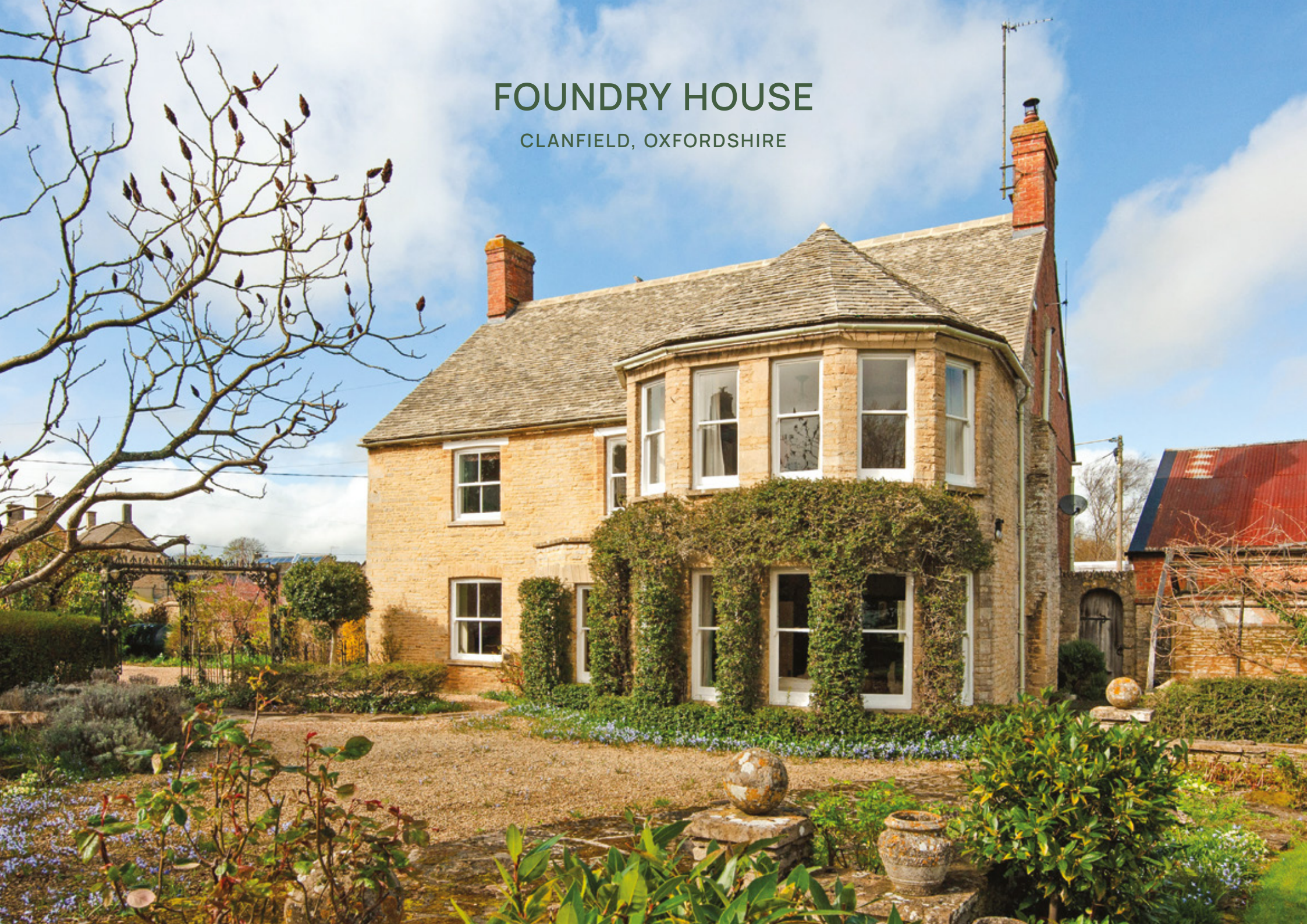


FOUNDRY HOUSE

CLANFIELD, OXFORDSHIRE



A substantial detached five bedroom period family house with attractive gardens and paddock, in the sought after village of Clanfield. In all approximately 1.66 acres

Ground Floor: Entrance Hall • Drawing Room
Dining Room • Kitchen/Breakfast Room • Family Room/
Studio • Study • Laundry Room • Rear Hall.

First Floor: Landing with access to extensive loft
space • Principal Bedroom • Two Bathrooms • Four
Further Double Bedrooms.

Outside: Gated Front Driveway • Lawn Garden
Orchard • Paddock • Vegetable Garden • Summer
House • Rear and Side Courtyards • Double Garage
and Two Stables

Butler 
Sherborn

Burford Office

2 Lower High Street, Burford, Oxfordshire, OX18 4RR

T 01993 822325

E katy@butlersherborn.co.uk

www.butlersherborn.co.uk

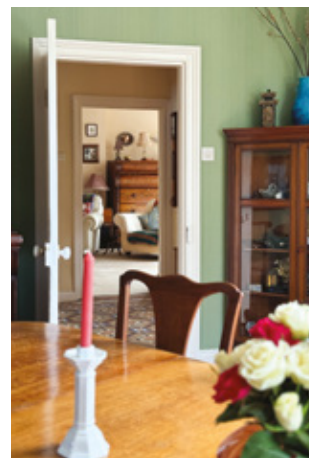
The London Office

40 St James's Place, London, SW1A 1NS.

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk



DESCRIPTION

Built in the 1800s, Foundry House has been a much loved family home for the past forty-eight years. The house is located in the centre of the village whilst also enjoying wonderful private gardens, pony paddock and orchard, opening onto farmland to the rear. Some of the many original Victorian features include the tiled entrance hall, open fireplaces, high ceilings and generous bay windows in the drawing room and principal bedroom. Spacious rooms throughout and a vast attic space, ideal for conversion (subject to necessary consents). Ideally located in the thriving community of Clanfield, the property is a very special home in a much sought after location.

SERVICES

Mains water (the stopcock is located in the kitchen), drainage and electricity. Oil central heating. Fibre broadband available in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).



FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

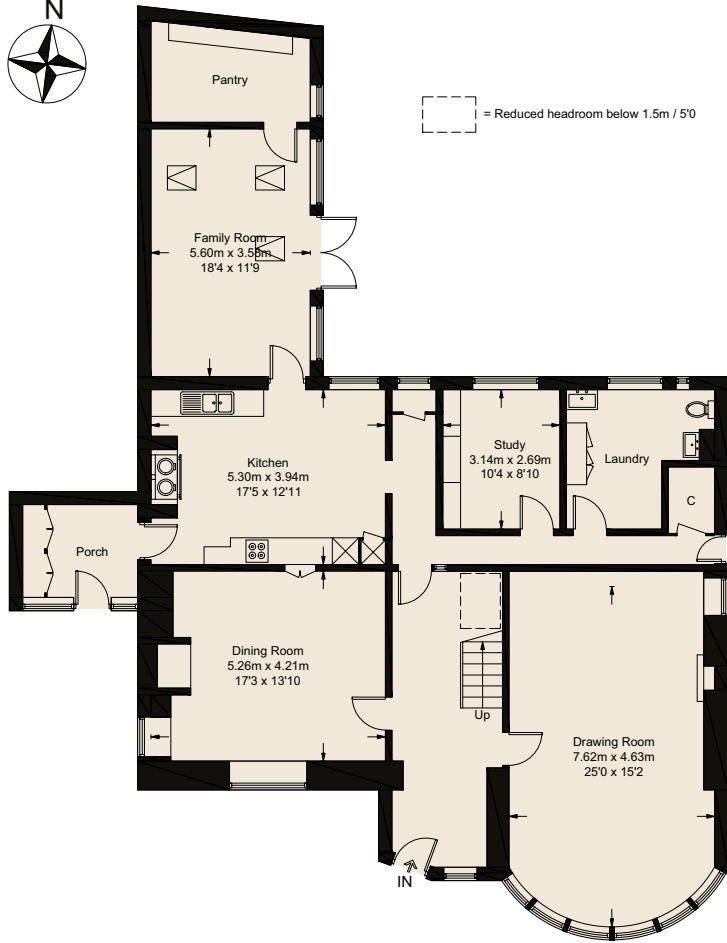
West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk

COUNCIL TAX: Band G

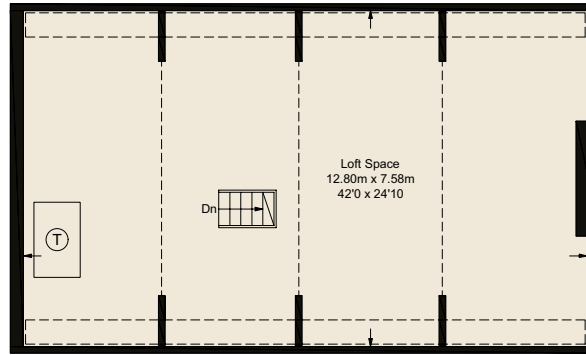
VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E katy@butlersherborn.co.uk

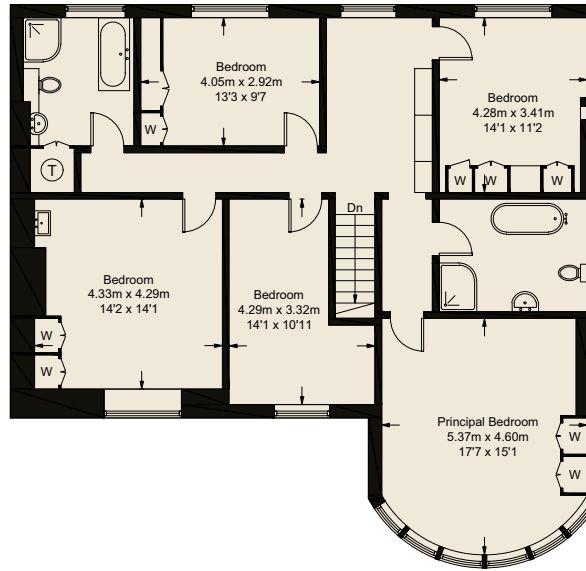




Ground Floor
162.7 sq m / 1751 sq ft

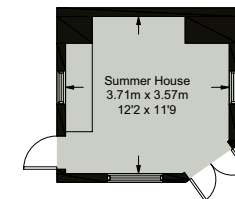


Second Floor
96.9 sq m / 1043 sq ft

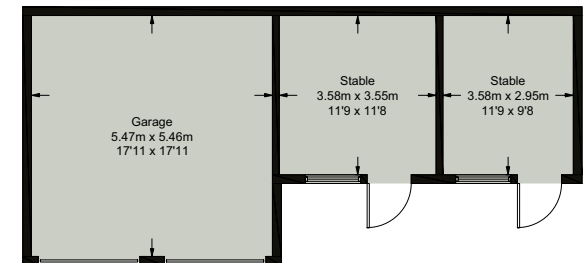


First Floor
122.8 sq m / 1322 sq ft

Approximate Gross Internal Area
House = 285.5 sq m / 3073 sq ft
Loft = 96.9 sq m / 1043 sq ft
Outbuildings = 66.9 sq m / 720 sq ft
Total = 449.3 sq m / 4836 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

DIRECTIONS (Postcode OX18 2SP)

From Burford take the A361 towards Lechlade. After the Cotswold Wildlife Park take the first left hand turn, signposted Kencot, and continue on this road to a crossroads. Turn left at the junction towards Alvescot. At the next junction turn right and proceed through Alvescot, remaining on this road through the village of Black Bourton until you reach Clanfield. Pass the left turn onto Bampton Road and Foundry House driveway is on the left hand side.

what3words: ///owns.timed.stretcher



Pubs

Double Red Duke - within walking distance
The Mason's Arms - within walking distance
Blakes Café - within walking distance



Schools

Clanfield CE Primary School - within walking distance
St Hugh's School - 6.9 miles
Cokethorpe School - 8.3 miles
Burford School - 8.4 miles



Train stations

Didcot - 22 miles
Oxford - 21 miles



Members Clubs

Thyme, Southrop - 8.1 miles
Daylesford Farmhouse 21.7 miles
Estelle Manor - 14.8 miles

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Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: March 2024. Particulars written: January 2025. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			

