

A two-story stone farmhouse with a thick thatched roof. The house is built from light-colored stone blocks. It has a white door with a decorative white lattice porch. There are several windows with white frames. The roof has three brick chimneys. The house is set on a slight rise with a stone wall in front. The sky is blue with some clouds.

St. James Farmhouse

Clifton

Mark David

ESTATE AGENTS



ST. JAMES FARMHOUSE

MAIN ROAD, CLIFTON,
DEDDINGTON, OXFORDSHIRE, OX15 0PD

Brief Ground Floor Accommodation
Entrance Hall, Cloakroom, Kitchen Diner, Pantry,
Boot Room, Reception Room, Study, Sitting Room.

Brief First Floor Accommodation
Landing, Master Bedroom with En Suite, Three Further
Bedroom, Family Bathroom.

248.7 sq m / 2677 sq ft

Annex One

Entrance Porch, Sitting Room, Downstairs
Shower Room, Kitchen, Further Sitting Room,
Two Bedrooms, Cloakroom
84.5 sq m / 909 st ft

Annex Two

Kitchen/Sitting Room, Bedroom with En Suite
Shower Room
37.8 sq m / 414 sq ft

Garage/Outbuilding 38.5 sq m / 414 sq ft

Guide Price: £1,500,000





A SUBSTANTIAL DETACHED FARMHOUSE IN A FABULOUS VILLAGE POSITION, WITH A DETACHED TWO-BEDROOM ANNEXE, A DETACHED ONE-BEDROOM ANNEXE, EXTENSIVE PARKING, AND GARAGING AND A LINHAY BARN WITH A LARGE COURTYARD AND LEVEL LAWNED GARDENS.

AN EXCITING OPPORTUNITY TO ACQUIRE A NOTABLE VILLAGE HOME WITH EXTENSIVE ACCOMMODATION AND TWO ANNEXES WITH EXCEPTIONAL INCOME POTENTIAL. ST. JAMES FARMHOUSE IS SITUATED AT THE HEART OF CLIFTON, AND OCCUPIES A LARGE, LEVEL PLOT WITH LAWNED GARDENS AND EXTENSIVE PARKING AND GARAGING. WELL MAINTAINED BY THE PRESENT OWNERS, THE EXTENSIVE ACCOMMODATION IS IDEALLY SUITED FOR FAMILY LIVING AND OFFERS FURTHER SCOPE FOR MODERNISATION AND RENOVATION IF REQUIRED. THE MAIN DWELLING OFFERS FOUR DOUBLE BEDROOMS, THE MASTER WITH EN SUITE FACILITIES, AND SPACIOUS RECEPTION ACCOMMODATION INCLUDING A WELL PROPORTIONED 'FARMHOUSE STYLE' KITCHEN/DINING ROOM.



THE STABLES IS A DETACHED, TWO-BEDROOM ANNEXE, PRESENTLY UTILISED AS HOLIDAY LETTING ACCOMMODATION. SIMILARLY, THE BOTHY, A ONE-BEDROOM DETACHED PROPERTY, IS ALSO OFFERED IN THE SAME WAY. BOTH UNITS PROVIDE AN EXCELLENT SOURCE OF INCOME FOR THE PRESENT OWNERS WHO WOULD BE KEEN TO ADVISE ANY INCOMING PURCHASER ON THE WAYS IN WHICH THE PROPERTY HAS BEEN OFFERED IN THE PAST. BOTH UNITS BENEFIT FROM THEIR OWN PARKING FACILITIES AND SIT WELL AWAY FROM THE HOUSE, OFFERING EACH A GREAT DEGREE OF PRIVACY.

THE LEVEL GARDENS SIT PREDOMINANTLY TO ONE SIDE OF THE PROPERTY, AND LEAD TO THE ENCLOSED COURTYARD, FEATURING A LARGE LINHAY BARN WHICH IS PRESENTLY UTILISED FOR OUTDOOR ENTERTAINING. THERE ARE VIEWS TO THE COUNTRYSIDE AT THE REAR.

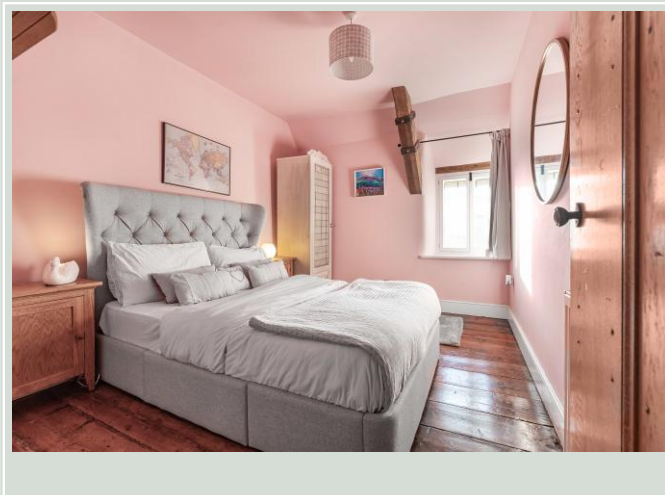
THIS IS A VERY RARE OPPORTUNITY INDEED AND MUST BE INTERNALLY INSPECTED TO BE FULLY APPRECIATED. A GREAT DEGREE OF INTEREST IS ANTICIPATED.

SITUATION & AMENITIES

Clifton is a sleepy hamlet of approximately 75 houses. There is a public house in the village called The Duke and the Great Western Arms is just up the road at Aynho Wharf. The river Cherwell marks the parish boundary as well as the boundary between Oxfordshire and Northamptonshire. The M40 is about five miles away at Ardley. The nearest main railway stations are Banbury about 10 miles to the north, or Bicester 10 miles to the east, with a halt at Kings Sutton four miles away. The towpath of the Oxford canal, with its brightly painted, traditional narrow boats, is a popular walk just half a mile away, across the fields. Clifton is rich in native flora and fauna. Foxes, roe and muntjac deer, badgers, hare and rabbits abound along with the sounds of the skylark during the spring and summer. Clifton is a charming and friendly place to live where rural traditions of friendliness and community spirit continue.

DISTANCES

Banbury c. 7 miles
Bicester c. 10 miles
Chipping Norton c. 12 miles
Oxford c. 19 miles
Birmingham c. 59 miles
London c. 72 miles
M40 Access c. 6 miles
London via Bicester c. 43 minutes





FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

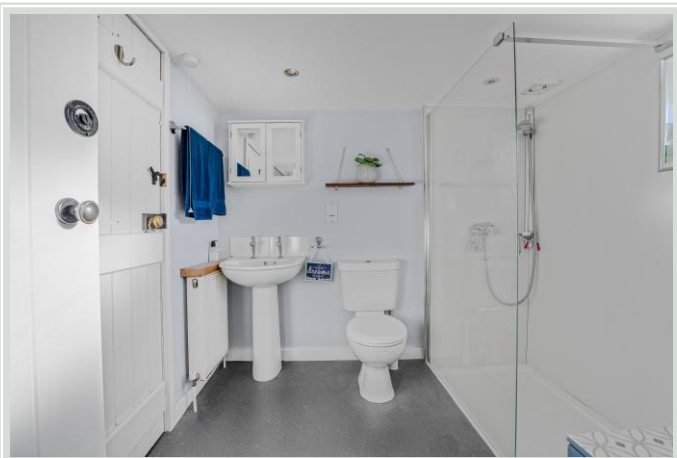
Freehold

LOCAL AUTHORITY

Cherwell District Council
Council Tax Band: F

VIEWINGS

Strictly by prior appointment only with the agents,
Mark David Estate Agents, Deddington
01869 338898



St. James Farmhouse

Approximate Gross Internal Area = 248.7 sq m / 2677 sq ft

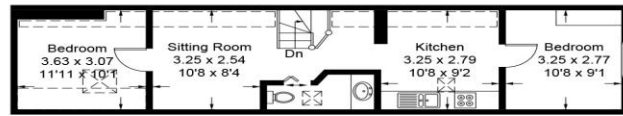
Annex 1 = 84.5 sq m / 909 sq ft

Annex 2 = 37.8 sq m / 407 sq ft

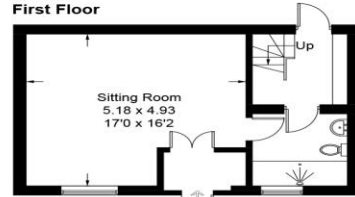
Garage / Outbuilding = 38.5 sq m / 414 sq ft

Total = 409.5 sq m / 4407 sq ft

(Excluding Outbuilding / Store)

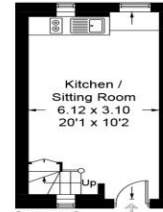


Annex 1
First Floor

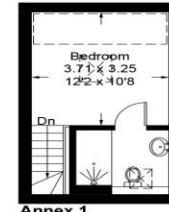


Annex 1
Ground Floor
(Not Shown In Actual Location / Orientation)

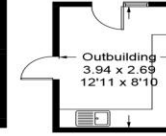
⊞ = Reduced headroom below 1.5m / 5'0"



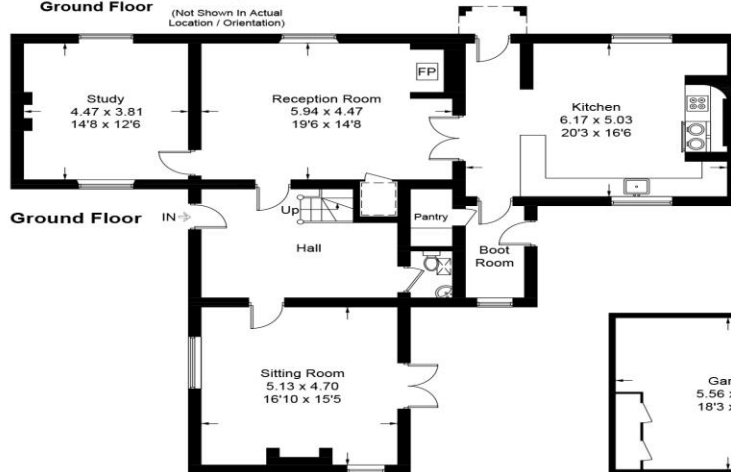
Annex 2
Ground Floor
(Not Shown In Actual Location / Orientation)



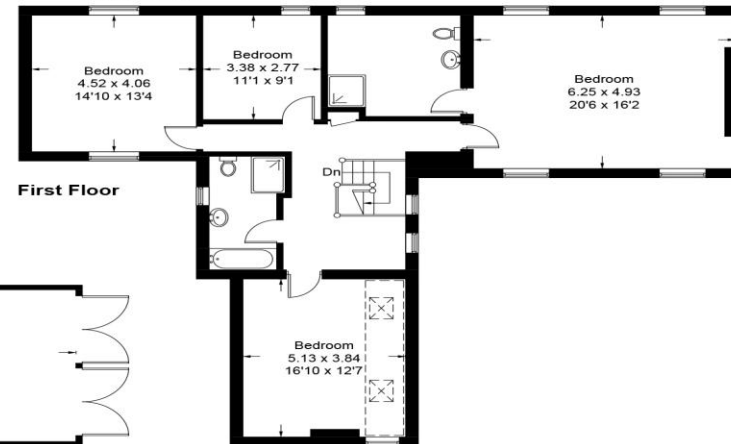
Annex 1
First Floor



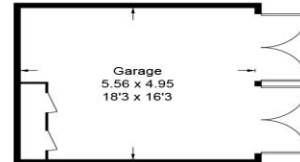
(Not Shown In Actual Location / Orientation)



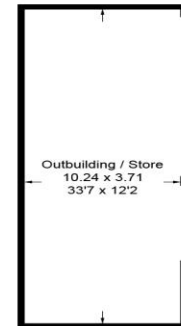
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1157055)

Mark David

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