



Courtiers Green, Clifton Hampden, OX14

Guide Price £635,000

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## Courtiers Green, Clifton Hampden, OX14

This beautifully appointed four-bedroom home has been thoughtfully renovated and reconfigured to create a fabulous modern family residence. Arranged over two floors, the accommodation features a bright and airy entrance hall, a cloakroom, and a welcoming sitting room which flows seamlessly into the kitchen/breakfast room. The newly fitted kitchen boasts excellent storage, a sleek contemporary design, and an ideal space for family living and entertaining. From here, the conservatory provides a peaceful spot to relax and enjoy delightful views over the well-tended rear garden, which offers a high degree of privacy. Additional benefits include internal access to the garage, currently arranged as a utility and storage area. Outside, the property features attractive front and rear gardens along with convenient off-street parking.

### Situation

Clifton Hampden is a charming village located south of Oxford, east of Abingdon, and west of Dorchester-on-Thames. The village is well-connected, with Didcot Parkway station offering direct trains to London Paddington, and easy access to Oxford. There are regular buses to Didcot, Reading and Abingdon. Local amenities include a well-regarded primary school, GP surgery, the Barley Mow pub, a traditional village shop, a post office, a church, a cricket ground, tennis courts, a children's playground, and a village hall. There are wonderful local walks and cycle routes including the Thames Path with access for wild swimming and paddle boarding from Clifton Hampden Wharf. For schooling, there are several other options nearby, including a Church of England primary school in Dorchester, as well as private schools such as Cothill House, The Manor Preparatory School, and Oxford's Dragon School, Summer Fields, and St. Edward's. Further prestigious schools, including The Europa School, Abingdon School, Radley College, and Chandlings, Moultsford Prep, are also within easy reach.







### **Council tax**

Council tax band D amounting to £2,356.55 for the year 2025/26.

### **Viewing arrangements**

Strictly by appointment and accompanied by Fortnum's Estates.

### **Fixtures & Fittings**

Certain items may be available by separate negotiation with Fortnum's Estates.

### **Services**

All mains services are connected.

### **Tenure & Possession**

Freehold and offered with vacant possession.



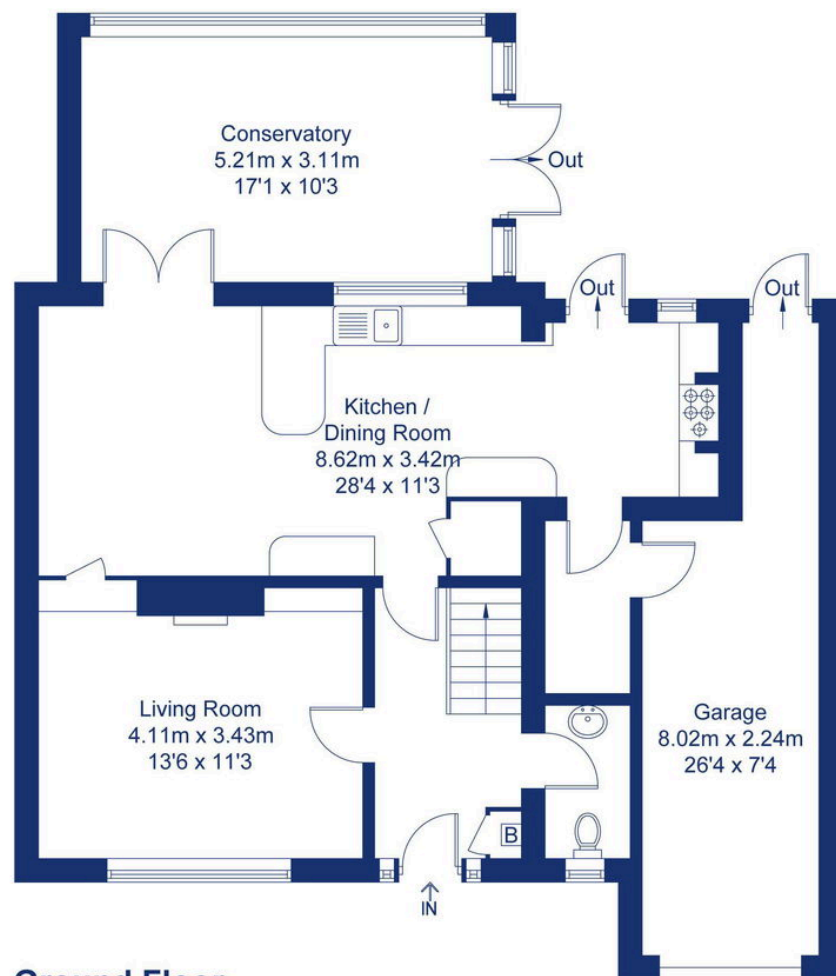


### ***Advisory notes***

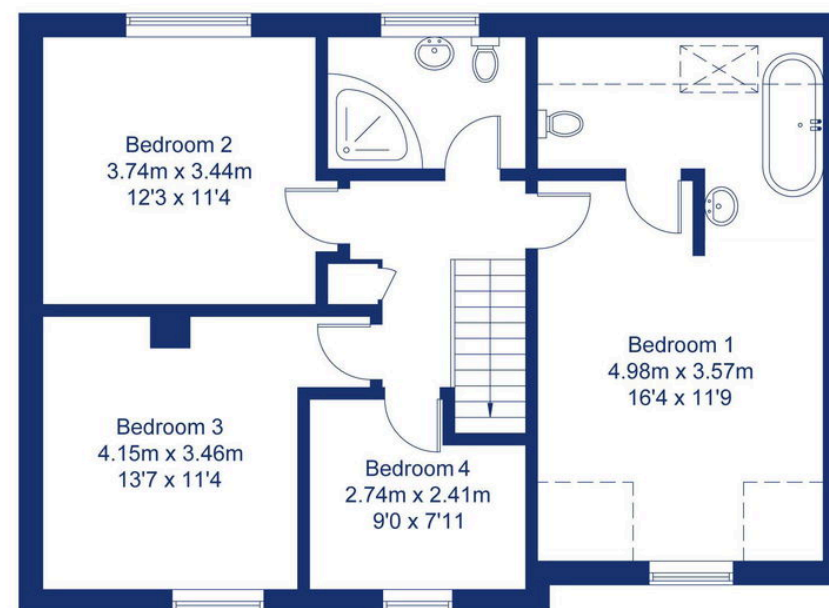
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**Ground Floor**



**First Floor**

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