



## Tudor House

Clanfield



Butler Sherborn  
The Cotswolds Property Specialists



# Tudor House

A haven of tranquillity at the heart of an unspoiled and friendly Cotswold village, Tudor House seamlessly blends the period details of a classic C16th building with the comforts of a modern interior-designed home.

- Entrance Hall
- Beamed Sitting Room
- Study/Library
- Dining room
- Scullery
- Kitchen/breakfast room
- Master bedroom with adjoining bathroom
- Three further bedrooms
- Two further bathrooms
- Cinema in attic room
- Further attic room/play room
- Double Garage
- Ample off road parking
- Secluded landscaped gardens

Tudor House is an attractive and beautifully presented Cotswold stone period property under a Stonesfield slate roof, clad with mature Wisteria, Virginia Creeper and Star Jasmine. Set within a professionally landscaped garden, the house offers idyllic views from every room. The house has been exquisitely renovated and updated, with advice from National Trust artisans, and now offers a stylish mix of contemporary and period features. These include; inglenook fireplaces, window seats, mullion windows, exposed ceiling timbers and joists as well as exposed stonework. Many of the rooms have broad solid plank flooring. Tudor House is attached at the front elevation, but retains the feel of a detached house

## Situation and Amenities

**Mileages.** Burford 8 miles, Faringdon 4 miles, Witney 8 miles, Lechlade 6 miles, Bampton 2 miles, Oxford 21 miles, Swindon 17 miles (main line station to London Paddington, Charlbury 15 miles (all mileages approximate)

Clanfield is well located for access to the major commercial centres of Swindon, Cheltenham, Birmingham, Banbury and the wonderful historic University City of Oxford. Communications are excellent both by road and rail with trains to London Paddington taking about 90 minutes from Charlbury or 50 minutes from Didcot. The road network is good with access for the M40 at Oxford and Banbury to London and Birmingham respectively or via Cheltenham to the M5 to the south west and the M4 at Swindon to the south. Heathrow airport is 64 miles away.

Clanfield is a small village largely made up of period Cotswold stone houses and cottages. There is a fine 14th Century church, 2 good public houses, one of which is a hotel with a restaurant, a respected primary school and a village shop with a post office for day-to-day basic needs. Clanfield village has a strong and thriving, friendly and active community of all ages.

Clanfield lies in the upper reaches of the Thames Valley to the east of Lechlade and to the north of the river itself. The village is surrounded by open West Oxfordshire countryside with a network of bridle paths





and footpaths. There is an excellent range of schools, both state and private, within driving distance. There is a toddlers and pre-school group held at the Chapel rooms in the village.

Sporting and leisure facilities in the area include golf at Burford, Carswell and Witney. Racing at Newbury, Warwick, Stratford-upon-Avon and Cheltenham. Water Sports at the Cotswold Water Park.

Nearby, Witney has a variety of supermarkets and sports centres, as does Carterton. Lechlade and Bampton also provide a range of local day-to-day shopping facilities whilst Oxford is the main shopping and cultural centre for the area. Swindon and Cirencester are both within reasonable driving distance. There are cinemas in Witney, Oxford and Swindon with theatres at Stratford-upon-Avon and Oxford. Restaurants in Witney, Burford, Oxford and the surrounding villages

## Accommodation

The front door is to the side of the house and is approached via gravel paths between beautifully planted box-hedging and lavender beds. This elevation faces South West and is very private.

Entrance Hall: Flag stone floors, oak staircase with wood-panelled storage beneath, cast iron radiator and window overlooking the garden. Double doors to:

Living Room: A stunning room, ideal for entertaining, with exposed timber roof beams, three mullion windows to the front, window seats, three windows to the rear, two fireplaces with exposed stonework (one of which has a woodburner) flag stone floors with underfloor heating and winder staircase to the first floor.







Kitchen/breakfast Room: A stylish and contemporary comprehensively fitted bespoke kitchen with a range of wall and floor cupboards and drawers. Two Integrated Neff dishwashers, eye level built-in Miele microwave and oven, butler's sink with professional spray tap, integrated fridge and freezer, Miele, hob, granite work surfaces, breakfast bar, door to garden and windows to front.

Dining Room: Inglenook fireplace, exposed beams, window overlooking garden, oak winder staircase.

Study/Library/Garden Room: Windows to three sides overlooking the garden.

Scullery: Door to garden, plumbing for washing machine, Belfast sink, tiled floor.

Cloakroom: WC, wash hand basin with tiled splash back.

From the dining room, the oak winder staircase leads to the master bedroom suite and continues into the cinema room in the attic.

Cinema Room: Velux windows, radiator, exposed beams, overhead projector with large screen, ideal for family nights together and for "big-screen" gaming.

Master Bedroom: Soaring vaulted ceiling, three Velux windows, two further windows onto the garden, exposed stone wall, feature window into attic room. A small way across a landing to:

Bathroom: Beautifully designed with walk-in double shower, bath, twin basins, exposed beams and window to garden. Access from two doors, one leading to:

Bedroom 4: A spacious, double aspect room with a staircase up to a further attic room with exposed beams. This could be used as a further bedroom or playroom. From the main bedroom a second door opens onto the landing.

Landing: Oak staircase leading down to entrance hall, door to family bathroom.

Bathroom: Bath, shower, basin, exposed beams and window.

Bedroom 2: Stone mullion windows, exposed beams and feature fireplace. Door to:

Bathroom: Stone mullion window, bath, twin basins, exposed beams and a further door into:

Bedroom 3: Stone mullion window, exposed beams, recessed alcove leading to storage in the eaves and a further window overlooking the

## OUTSIDE

The oldest part of the property fronts the road yet is shielded by a Cotswold stone wall and hedging. To the left hand side is a gate leading to the lavender beds. The gravelled parking area is a little further along and is bordered by a Cotswold stone wall to the front

and a vine covered neighbouring wall.

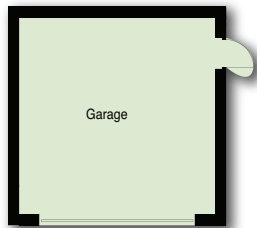
Double Garage: Electric up and over door. Ample storage in the eaves. Power and light. Door to garden.

## GARDENS

The gardens have been beautifully landscaped and have two distinct areas. The first being the formal Elizabethan-style garden with box-hedging and lavender beds with fountain and gravelled paths. The second, afforded a great deal of privacy behind a high hedge, being a mature oasis of greenery. Shrubs and flower borders abound. An open-sided summerhouse sits at the end of a wisteria clad oak walkway, and there is a gravelled dining area situated by the door to the scullery. The garden is bordered by a Cotswold stone wall. The garden also benefits from external accent lighting that throws into relief the architectural features of the house, trees, fountains and walkways.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating. Telephone and Broadband (subject to BT regulations). (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).



(Not Shown In Actual  
Location / Orientation)

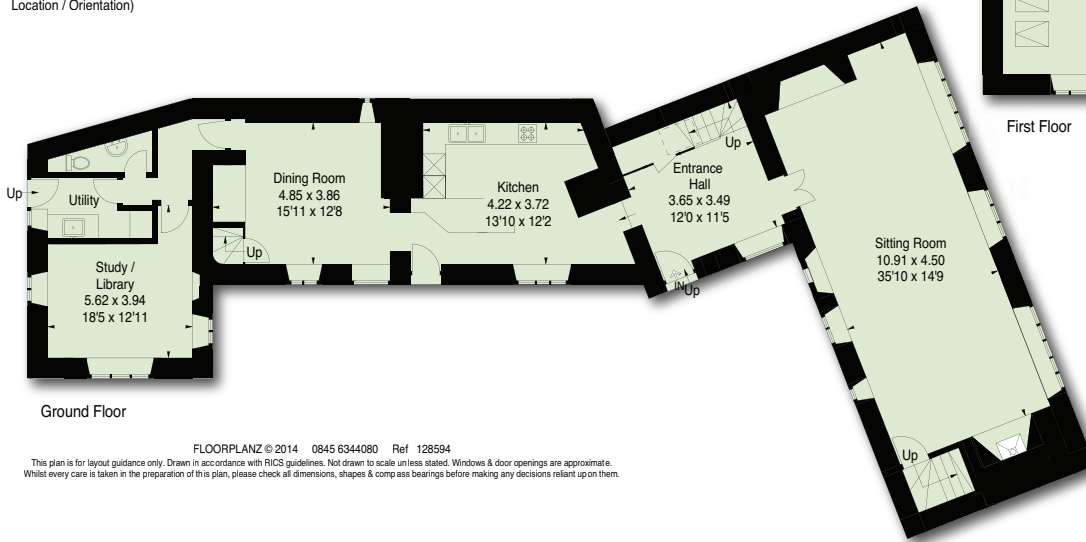
## Tudor House, Bampton Road, Clanfield, OX18 2RG

Approximate Gross Internal Area  
323 sq m / 3477 sq ft  
Garage = 29 sq m / 312 sq ft  
Total = 352 sq m / 3789 sq ft

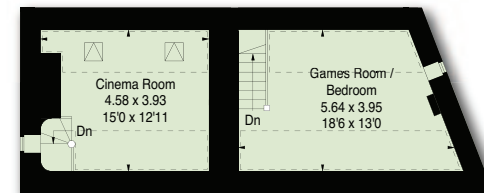
□ = Reduced headroom below 1.5 m / 5'0"



First Floor



Ground Floor



Second Floor

FLOORPLANZ © 2014 0845 6344080 Ref 126594

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES744697). This Plan is published for the convenience of Purchasers only, its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

### FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

### LOCAL AUTHORITY

West Oxfordshire District Council, Wood Green, Witney, Oxfordshire  
OX28 4AU T (01993) 702941 [www.westoxon.gov.uk](http://www.westoxon.gov.uk)

### TAX BAND

Band G

### POSTCODE

OX18 2RG

### Viewing

Please telephone Butler Sherborn, Burford Office T 01993 822325 or  
The London Office T 0207 839 0888.

E [angus@butlersherborn.co.uk](mailto:angus@butlersherborn.co.uk)

### Directions

From Burford take the A40 towards Oxford. Take the right turn signposted Shilton and Carterton. At Carterton traffic lights turn right and then at the painted roundabout turn right signposted Alvescot. Continue through the village of Alvescot, over the railway bridge passing the left hand turn to Black Bourton and Clanfield village is straight ahead. Once in the village of Clanfield at the crossroads turn left onto the Bampton Road. The Tavern village pub will be on your

left hand side. Tudor House will be on your left hand side, defined by a wide gravelled parking area.

### DISCLAIMER

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. Neither Butler Sherborn nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of Butler Sherborn have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Photographs taken and particulars written: May 2014





Butler Sherborn, Vine House, 2 High Street, Burford, Oxfordshire, OX18 4RR  
T 01993 822325 F 01993 823742 E [bur@butlersherborn.co.uk](mailto:bur@butlersherborn.co.uk)  
[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

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