

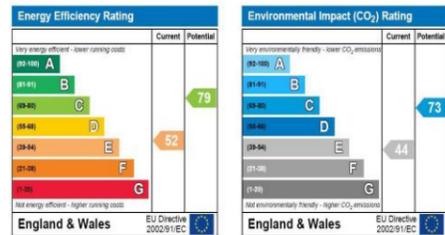
Manor Lane, Clanfield, Bampton, OX18



APPROX. GROSS INTERNAL FLOOR AREA 1744 SQ FT 162 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & STORE, INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Hunters REF : 239961



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Manor Lane, Clanfield, Bampton, OX18 2TR

Two/Three Bedrooms | Two Reception Rooms | Kitchen and Utility Room | En Suite to Master Bedroom  
Two Bathrooms | Detached Garage | No Forward Chain |

Asking Price: £410,000

Hunters 1 Streatfield House Burford Road, Carterton, OX18 3XX | 01993 224558  
carterton@hunters.com | www.hunters.com

VAT Reg. No 255 3923 92 | Registered No: 10392175 | Registered Office: 1 Streatfield House, Burford Road, Carterton, Oxfordshire OX18  
A Hunters Franchise owned and operated under licence by Foley and Foley Ltd

DISCLAIMER  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate



## Manor Lane, Clanfield, Bampton, OX18 2TR

Detached chalet bungalow situated in the popular village of Clanfield and offering versatile accommodation. Internally the home comprises, two reception rooms, kitchen, utility room, bedroom three/ family room and bathroom, the first floor offers, two double bedrooms, master with large en suite shower rom and a second family bathroom. The rear garden offers easy maintenance. There is a detached garage to the side and a front garden which offers ample off street parking. Also has the added benefit of being CHAIN FREE.

### ENTRANCE HALL

Under stairs cupboard. Cupboard housing boiler. radiator.

### LOUNGE

8.00m (26' 3") x 3.63m (11' 11")

Double glazed window to front. Double glazed patio doors to garden. Double glazed window to side. Three radiators. Feature fireplace. Coved ceiling.



### DINING ROOM

2.87m (9' 5") x 2.74m (9' 0")

Double glazed double doors to garden. Radiator. Inset spot lights. Radiator.

### KITCHEN

3.53m (11' 7") x 2.90m (9' 6")

Double glazed window to side. Range of wall and base. Stainless steel single drainer sink unit with mixer tap. Cooker hood. Part tiled walls. Tiled floor. Radiator. Coved ceiling.



### UTILITY ROOM

2.87m (9' 5") x 1.73m (5' 8")

Double glazed window to side. Door to garden. Wall and base units. Stainless steel single drainer sink unit with mixer tap. Part tiled walls. Tiled flooring. Radiator.

### BATHROOM

2.03m (6' 8") x 1.65m (5' 5")

Patterned double glazed window to side. Low level W.C. Pedestal wash hand basin. Panelled bath with mixer tap and shower attachment above. Wood panelling to dado level. Part tiled walls. Tiled flooring. Radiator. Coved ceiling.

### BEDROOM THREE/ FAMILY ROOM

4.34m (14' 3") x 3.05m (10' 0")

Double glazed window to front and side. Laminate flooring. Radiator. Coved ceiling.



### LANDING

Doors to:

### BEDROOM ONE

3.25m (10' 8") x 2.95m (9' 8")

Double glazed window to front. Radiator. Two walk in wardrobes. Laminate flooring. Inset spot lights



### EN SUITE

3.07m (10' 1") x 2.90m (9' 6")

Patterned double glazed window to side. Low level W.C. His and hers vanity wash hand basin. Shower cubicle. Part tiled walls. Tiled floor. Radiator. Inset spot lights.



### BEDROOM TWO

3.76m (12' 4") x 3.18m (10' 5")

Double glazed window to front and rear. Wash hand basin set in vanity unit. Eaves storage. Inset spot lights. Laminate flooring



### BATHROOM

Double glazed window to front. Low level W.C. Panelled bath. Radiator

### GARDEN

Mainly paved to provide easy maintenance.



### FRONTAGE

Shingled area to provide ample off street parking. Lawn and shrub area.

### DETACHED GARAGE

Up and over door

### OPENING HOURS

Monday - 8.45 - 6  
Tuesday - 8.45 - 6  
Wednesday 8.45 - 6  
Thursday 8.45 - 6  
Friday 8.45 - 6  
Saturday - 9am-5pm  
Sunday - closed

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.