



Mill Lane, Clanfield OX18 2RT

**£375,000 Offers Over**

**richard james**

Village & Country Homes





## Mill Lane

### Clanfield

Freehold | EPC Rating - C

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  2
  1

- BRAND NEW - TWO DOUBLE BEDROOMS - DETACHED - LARGE PRIVATE DRIVEWAY - SOLAR PANELS - ELECTRIC UNDERFLOOR HEATING - ENSUITE TO MAIN BEDROOM - NO ONWARD CHAIN -

New to Market is this BRAND NEW two bedroom detached bungalow, situated in the heart of the beautiful Cotswold Village of Clanfield, Oxfordshire.

The accommodation comprises; entrance hall, large open-plan kitchen/living/dining area, modern fitted kitchen with range of built in appliances including induction hob, oven & microwave, dishwasher and fridge/freezer.

There are two double bedrooms both with a built in cupboard. There is an ensuite shower room to the main bedroom with shower cubicle, W.C and Vanity Sink unit. The main bathroom is beautifully presented complete with a roll top bath, W.C and sink with tiled splashbacks.

Externally there is a large, private garden which is laid to lawn, there is gated driveway parking for several vehicles.



Clanfield is a village and civil parish about three miles south of Carterton, Oxfordshire which simply oozes community spirit with a selection of local pubs, cafe's and eateries, and locally run small businesses'. Clanfield CE Primary School and Clanfield Pre-School are just a short walk away.

The property is for sale with no onward chain and an early viewing is highly recommended!

EPC Rating - C  
Council Tax Band - C









## Floorplan



Approximate Area = 698 sq ft / 64.8 sq m  
For identification only - Not to scale

### Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

## Exceptional Service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain, while moving you in as swiftly and smoothly as possible.

- Honest valuations in current marketing conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5\* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social Media marketing
- Top listings on Rightmove, Zoopla and Boomin

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