

# Clifton

Banbury, Oxfordshire



Mark David  
ESTATE AGENTS



# CLIFTON

BANBURY, OXFORDSHIRE

*A Horton Ironstone five/six-bedroom village home set within its own grounds, featuring a sweeping driveway to the front and generous gardens to the rear. The property includes a self-contained annexe connected to the main house, along with three bathrooms, one of which is an en suite to the principal bedroom. There is a light and airy open-plan kitchen/dining room, complemented by a further three reception rooms.*

## **Brief Ground Floor Accommodation**

Entrance Hall, Cloakroom, Living Room, Dining Room, Snug, Kitchen/Breakfast Room, Laundry Room, Shower Room.

Annexe: Open Plan Bedroom/Kitchen/Dining Area

## **Brief First Floor Accommodation**

Principal Bedroom with En-Suite Shower Room, Three further Double Bedrooms, Office/Fifth Bedroom, Family Bathroom.

## **Brief Outside Space**

Own Driveway, Enclosed Rear Garden.

In all about 3163 sq.ft./ 293.82 sq.m.

**Offers Over: £1,450,000**





## ACCOMMODATION

### GROUND FLOOR

A spacious entrance hall with storage and stairs rising to the first floor.

**Living Room:** A light and airy dual-aspect formal living room with fireplace.

**Snug:** Situated off the entrance hall – an ideal place for some quiet time.

**Dining Room:** Situated to the rear of the property and commanding beautiful views of the garden.

**Kitchen/Breakfast Room:** An exceptional, fully fitted kitchen with a central integrated breakfast bar that flows around to an ideal family/dining space.

**Annexe:** A seamlessly converted double garage, suitable for all to access, offering studio-style accommodation and access to its own wet room.

### FIRST FLOOR

Benefiting from five double bedrooms and a family bathroom.

**Principal Bedroom:** A spacious dual-aspect suite with dressing area and en-suite shower room.

### OUTSIDE

Situated in approximately 0.36 acres, the rear garden offers a blend of entertaining space with its many seating areas, alongside an abundance of shrub and hedge borders and lawns.



## SITUATION & AMENITIES

Clifton is a charming hamlet just east of Deddington in Oxfordshire, offering an attractive blend of rural tranquillity and accessibility. Set on the banks of the River Cherwell and surrounded by picturesque countryside, the village provides a peaceful, scenic environment with abundant wildlife and walking routes, including easy access to the Oxford Canal towpath.

Despite its idyllic setting, Clifton is conveniently located on the B4031, with good connections to Banbury, Bicester and the M40, as well as nearby rail links, making it ideal for commuters seeking a countryside lifestyle. The village itself has a public house, The Duke, while The Great Western Arms at nearby Aynho Wharf is just up the road; wider amenities, schools and shops in Deddington are also only a short distance away.

Overall, Clifton offers a rare combination of rural charm, heritage character and practical connectivity, making it a desirable location for both families and professionals.

## 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	





## SERVICES

The property has oil fired central heating throughout. Mains drainage, water and electricity are also connected to the property

## 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: G

## VIEWINGS

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

## BUYERS PURCHASE FEE:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.



## Tithe Lane Clifton

Approximate Gross Internal Area = 293.82 sq.m / 3163 sq.ft

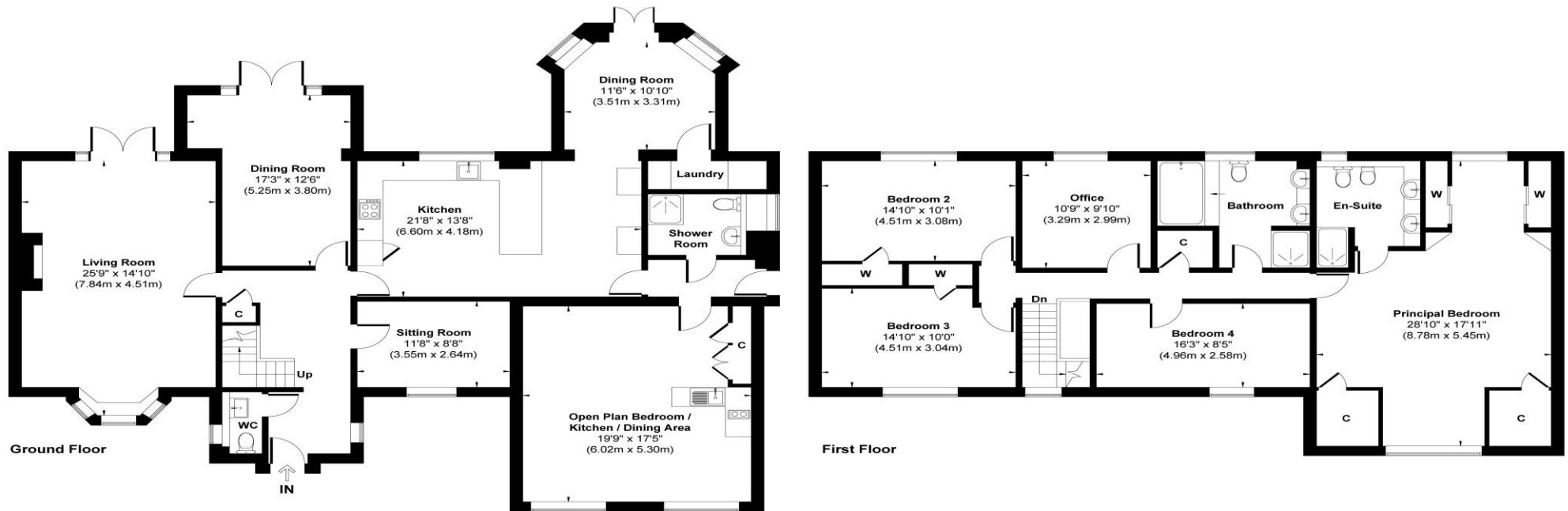


Illustration for identification purpose only, measurements approximate and not to scale.

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