



8 Bushey Row
Bampton, Oxfordshire

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A characterful and beautifully presented four bedroom period home, with accommodation arranged over three floors, and pretty garden with outbuilding.

Accommodation

Entrance lobby • Sitting room • Kitchen/dining room • Cloakroom
Four bedrooms • Two bathrooms (1 en-suite) • Period features throughout • Enclosed rear garden • Outbuildings/office

Location

Burford 7 miles • Faringdon 6 miles • Witney 6 miles
Oxford 18 miles
(All mileages are approximate)

Description

8 Bushey Row is a charming and characterful period home presented in excellent order. Situated on a quiet road near the centre of Bampton, it offers easy access to the many and varied amenities in the village.

The house has recently been extended and now offers spacious ground floor accommodation, and a wonderful kitchen/dining room with a lovely outlook over the pretty rear garden.

The front door is approached via a small front garden and opens into a useful lobby. This in turn leads into the lovely sitting room, with flag stone floors, exposed brickwork and beams, and a fireplace with logburner. An opening to the rear of the room leads into the new kitchen/dining room with Travertine tiles and underfloor heating, beautiful fitted units and French doors onto the garden. To the right of the kitchen is a cloakroom.

A staircase leads from the sitting room to the first floor. The main bedroom is found to the left-hand hand side, and has exposed floorboards, feature fireplace and two windows. To the right is the second bedroom with an en-suite shower room. The family bathroom, which has also been upgraded, is found between the bedrooms.

A further staircase leads to the second floor, where there are two further bedrooms.

The pretty garden is found to the rear of the house, and is bordered by a Cotswold stone wall. Part of the garden is a gravelled seating area, and part is laid to lawn. There is a very useful access to the road. An outbuilding in the garden is currently used as a laundry and an office, but it lends itself to alternative uses.

Situation

Bampton is a pretty village situated in The Thames Valley countryside





between the Cotswolds and the Vale of the White Horse. Until the 18th Century, Bampton was an important market town. It offers an excellent range of local shops, bank, medical surgery, library, schools and various public houses, together with a fine Parish Church. The Church is amongst the largest in West Oxfordshire, together with Burford and Witney.

The village has an active community with a number of literary, drama, opera and music societies, all of which hold regular events. Extensive and varied shopping and leisure facilities are available in the nearby market towns of Faringdon and Witney, whilst the City of Oxford provides the main shopping and cultural centre for the area.

The nearest golf courses are found at Burford, Witney, Carswell or Frilford Heath. There are water sports at Cotswold Water Park, racing at Cheltenham, Newbury and Stratford.

There is excellent schooling in the area including St Peters in Alvescot, Burford High in Burford, Hatherop Castle in Hatherop and St. Hugh's in Carswell as well as The Dragon School, St Edwards, Radley College and Oxford High School in Oxford.

There is a rail link from Oxford to London Paddington taking under 60 minutes. The area is well known for attractive open countryside supported by a network of footpaths and bridleways.

The A40 and A420 provide fast access to Oxford, M40 and the national motorway network.

Services

Mains water, electricity and drainage. Mains gas.

Fixtures And Fittings

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings are specifically excluded.

Local Authority

West Oxfordshire District Council, New Yatt Road, Witney, Oxfordshire, OX28 1NB T: (01993) 702941

Council Tax

Band C.

Viewing

Strictly by appointment with Butler Sherborn. If there are any points which are of particular importance we invite you to discuss them with us before you travel to view the property.

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E angus@butlersherborn.co.uk

Directions (OX18 2JU)

From Burford follow the A40 towards Oxford after approximately 2 miles turn right towards Brize Norton. Follow this road and at the staggered crossroads proceed straight across into Brize Norton village. Turn right at the T-junction towards Bampton and Carterton and proceed over the mini roundabout towards Bampton on the A4095 for approximately 3 miles. On entering Bampton proceed to a mini roundabout and turn left towards Aston. Pass the market square and War memorial and Bushey Row will be on your left hand side. The house will be found on the right.

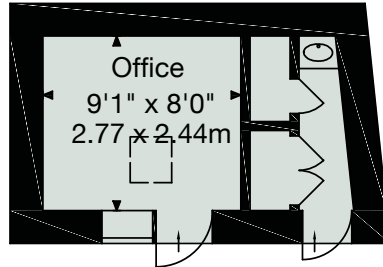
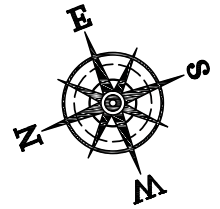


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Bampton, Oxon,
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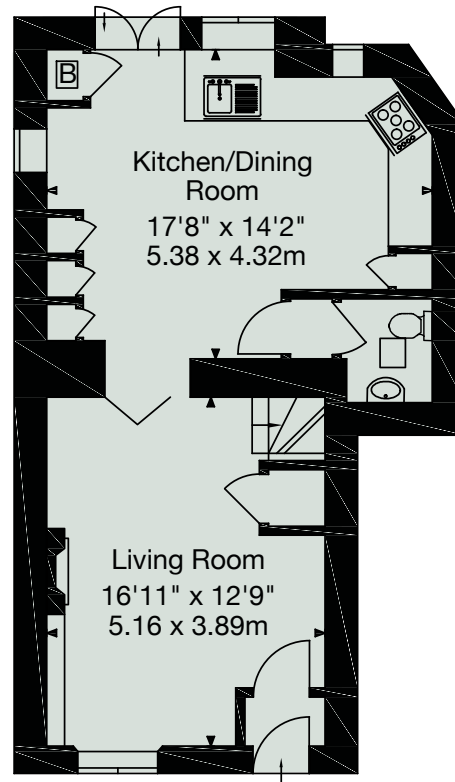
Approx. Gross Internal Area
1016 Sq Ft - 94 Sq M

Outbuilding

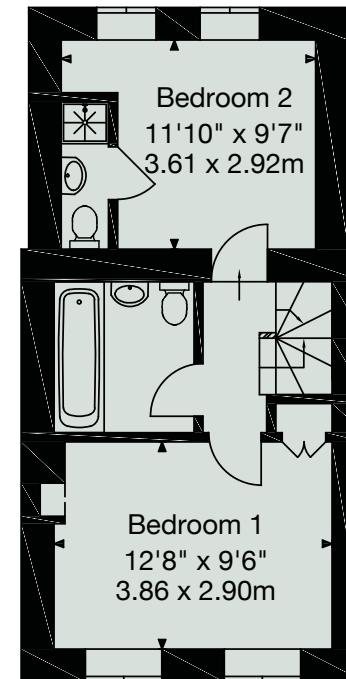
Approx. Gross Internal Area
110 Sq Ft - 10 Sq M



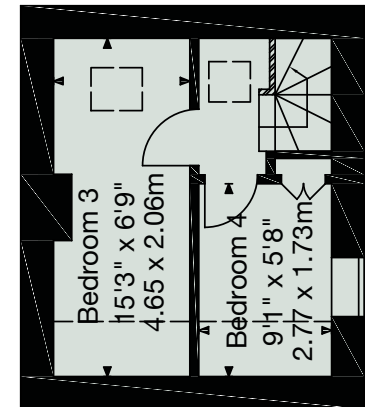
Outbuilding



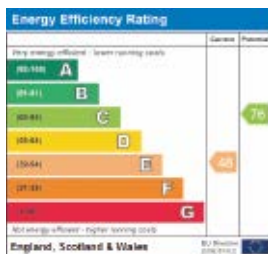
Ground Floor



First Floor



Second Floor



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