



## 31 The Pieces, Bampton, Oxfordshire OX18 2JZ

Distances - Witney Market Square c. 6 miles / Oxford c. 17.5 miles / Hanborough Rail Station c. 13.3 miles

Pleasantly situated at the end of a cul-de-sac in this highly regarded Town, an appealing 4 bedroom detached house with an integral garage and driveway parking. The accommodation benefits from both gas fired (radiator) central heating and double glazing and features a downstairs cloakroom and 2 reception areas. There are good size, attractive and nicely established gardens. The property is conveniently located for the Town Centre shops. EPC Rating: 64/D.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

Offers in Excess of £450,000

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)

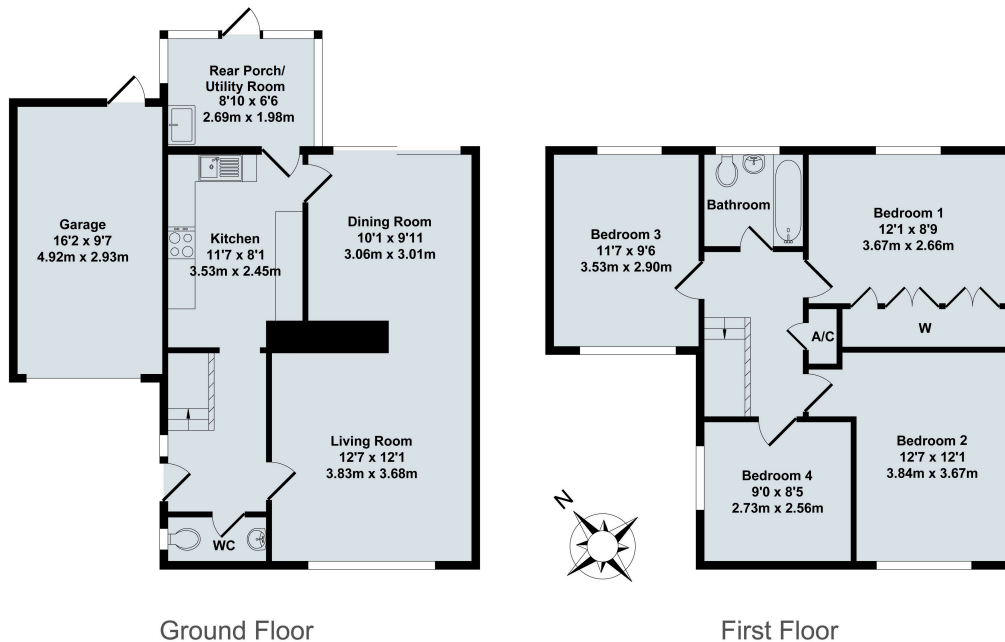


## 31 The Pieces, Bampton, Oxfordshire OX18 2JZ

- Downstairs Cloakroom
- Two Reception Areas
- Kitchen Plus Utility Off
- Four Bedrooms
- Recently Refitted Bathroom
- Gas CH & Double Glazing
- Integral Garage
- Driveway Parking
- Good Size Established Gardens
- End Of Cul-De-Sac

### Directions

Leave Witney via Ducklington Lane (A415) and take the 4th exit off the roundabout towards Standlake. Take the 2nd right turn and proceed to Aston. At the central 'square' turn right and continue past Aston Potteries and on to Bampton. Upon reaching the town (Aston Road) turn right at the 'T' junction and then 2nd right into Bushey Row. Turn right into The Pieces, continue to the end and park up. Bear right (over paving slabs) and number 31 is marked by a Thomas Merrifield For Sale board. 02J24



Ground Floor

First Floor

### 31 The Pieces Witney

Total Approx. Floor Area 1214 Sq.Ft. (112.8 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

### Local Authority:

WODC Council Tax Band: D  
Current EPC Rating : 64/D

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

### Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.