



Prospect House
Bampton, Oxfordshire OX18 2LF

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An elegant and imposing Grade II listed detached house, believed to date back to the early 19th century and offering spacious accommodation of considerable charm and character, which is arranged over 3 floors (plus large basement). Benefitting from gas fired (radiator) central heating, the accommodation itself features 3 reception rooms, a spacious kitchen/dining room, a useful cloakroom/utility and, over the upper floors, 4 double bedrooms (the principal bedroom boasting an en-suite bathroom), a family bathroom and separate WC (on a half-landing). There is also a large basement/cellar, which is divided into 2 sections. To the front of the house is a large and beautifully established garden with a variety of mature flowers, trees and shrubs and, mainly to the side, a courtyard providing off-road parking for several vehicles. The property is offered 'For Sale' with NO ONWARD CHAIN.

All mains services. Ultrafast broadband available. Mobile & Data: O2, Vodafone- likely.

NB. The basement/cellar is prone to flooding and therefore the pump which is installed to prevent this happening needs to be maintained in good working order.

Distances

Witney, Market Square c. 5.7 miles / Oxford c. 19.4 miles / Hanborough Train Station c. 11.6 miles / Abingdon c. 15.3 miles

Directions

Leave Witney via Curbridge Road (A4095) and continue over the roundabout. Proceed through the villages of Curbridge and Lew. At the 'T' junction turn left and upon reaching Bampton take the second left turn into New Road. Prospect House is the first property on the right hand side.

Draft details - may be subject to alterations. 25D25





GROUND FLOOR

Entrance Hall

Drawing Room

Sitting Room

Kitchen/Dining Room

Study

Utility/Cloakroom

FIRST FLOOR

Separate WC (on half landing)

2 Double Bedrooms

Ensuite Bathroom

SECOND FLOOR

2 Double Bedrooms

Family Bathroom

Gas Central Heating

OUTSIDE

Large Attractive & Mature Garden

Ample Courtyard Parking

Grade II Listed Building Of Character



**Offers In Excess Of £1,000,000 Freehold
Council Band F. EPC Rating: 41/E**



Prospect House, New Road, Bampton

Total Approx. Floor Area 2701 Sq.Ft. (250.9 Sq.M.)

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

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

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