



Prospect House
Bampton, Oxfordshire OX18 2LF

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An elegant and imposing Grade II listed link-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. 24G25





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

Price £975,000 Freehold
Council Band F. EPC Rating: 41/E





Lower Ground Floor

Ground Floor

First Floor

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:

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