



3 Valence Court

Aston Road, Bampton, Oxfordshire OX18 2AF

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A 4 bedroom, 3 storey home, built of natural stone, and situated in a convenient village location. The property is well positioned in Bampton and offers attractive accommodation including an entrance hall, cloakroom, good size living room and a kitchen/dining room overlooking the private rear garden. On the first floor, there are 3 bedrooms, one with an ensuite, and also the main bathroom. On the second floor there is the main bedroom and an ensuite. Outside is a front garden with a low stone wall, a private rear garden, a carport, and parking; offering space for 2 vehicles.

Material Information - sourced from Ofcom.

All mains services are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, O2, Three & Vodafone.

Directions

Leave Witney via Ducklington Lane (A415) and take the fourth exit off the roundabout in the direction of Standlake. Proceed along, taking the second turning on the right signposted Aston. Follow this road along and into the village of Aston. At The Square turn right and pass Aston Pottery. Continue along and into the village of Bampton. On entering Bampton (Aston Road), the property is found on the left hand side, just before the junction.

Bampton is a small and historic market town, situated 5 miles from Witney, with good access to A roads including A40 and A420. There is a choice of shops, including a large grocery store, an award winning butchers, a cafe, a few independent retail outlets, a chinese take-away, 4 public houses, a hairdressers, beauty salon and art gallery. Witney is only a short drive away and provides further amenities and ample shopping with M&S and Next etc. plus a 5 screen cinema.

Draft details - may be subject to alterations. 15125





GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

Kitchen/Dining Room

FIRST FLOOR

3 Bedrooms

Family Bathroom

SECOND FLOOR

Master Bedroom

Ensuite

OUTSIDE

Walled Front Garden

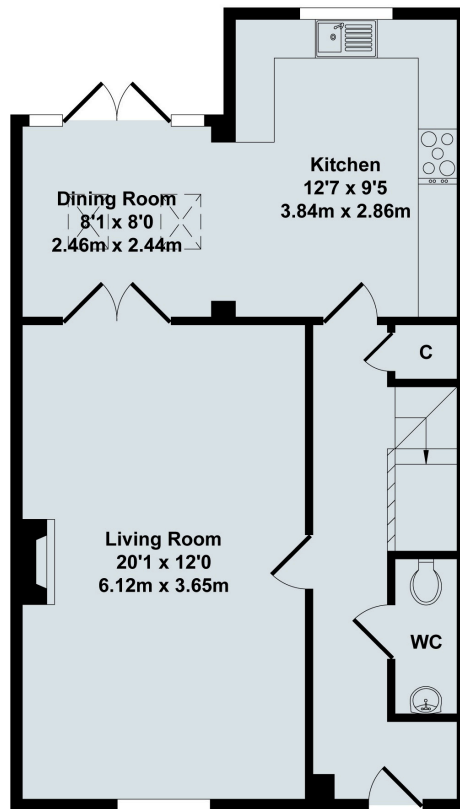
Private Rear Garden

Carport

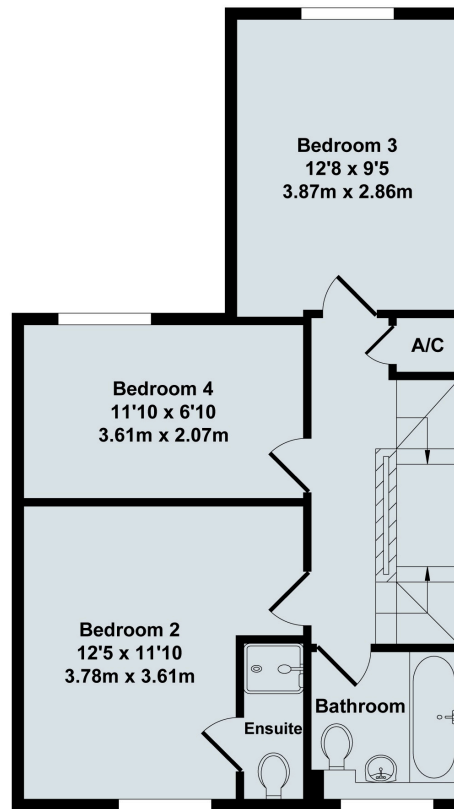
Parking Spaces For 2 Vehicles

Price £410,000 Freehold
WODC Tax Band D / EPC Rating: 73/C

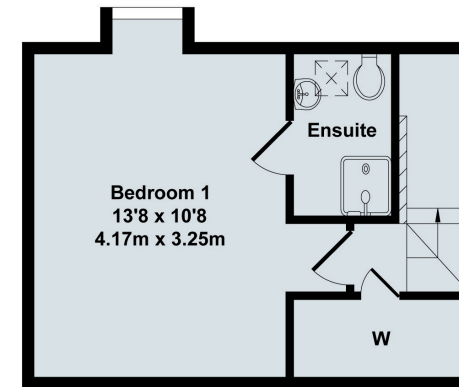




Ground Floor



First Floor



Second Floor



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Total Approx. Floor Area 1313 Sq.Ft. (122.0 Sq.M.)

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

Contact:

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