



**PENNY &
SINCLAIR**

HONEY COTTAGE QUEEN STREET BAMPTON, OX18 2LP

A charming cottage situated in a quiet backwater of popular Bampton with a pretty garden and off road driveway parking.

Period Cottage • Lovely tucked away position • Off Road Parking •
Pretty Garden • Period Features • Open Plan Feel • Master Bedroom
With En Suite Bathroom • Two Further Bedrooms • Versatile Living
Space

Witney 6 miles / Burford 8 miles / Charlbury 13.5 miles (mainline station to London-Paddington) / Oxford 18 miles (All distances are approximate)

ACCOMMODATION

The well-presented accommodation is full of charm and character. It comprises sitting room, dining room, kitchen, living area, utility/cloakroom, landing, master bedroom with en suite bathroom, two further bedrooms and a shower room. Externally there are pretty gardens to the side and rear and off-road driveway parking. Further benefits include gas central heating and a wall charger for an electric vehicle.

SITUATION

Bampton is a popular and vibrant Cotswold village known for its large Georgian homes and merchant history and is situated approximately 6 miles south of Witney and approximately 18 miles west of Oxford. The village is regarded for its sense of community and is known for its May Day celebrations. The village offers a selection of shops, including a small supermarket, butcher, hairdresser/beauty salon, newsagent, Post Office and several public houses. It also has a primary school, a doctors surgery and pharmacy, library and church. Communications are excellent with railway stations in Oxford, Didcot, Charlbury or Swindon providing services to London Paddington and proximity to the A420 and the A40 from which there is immediate access to the M4 at Swindon or the M40 at Oxford. There are also regular bus services to Witney, Carterton and Oxford, and school buses to Oxford.





DIRECTIONS (OX18 2LP)

From Burford take the A40 towards Witney, after 2.2 miles turn right to Brize Norton. Follow signs for Bampton and at the roundabout turn go straight over. As you enter the centre of Bampton turn left and then left again into Queen Street. Follow the road down and the property is on your right.

SERVICES

Mains drainage, electricity and gas central heating.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation.

LOCAL AUTHORITY

West Oxfordshire District Council

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair

IMPORTANT NOTICE

Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that:


- i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property. vii) all measurements are approximate.

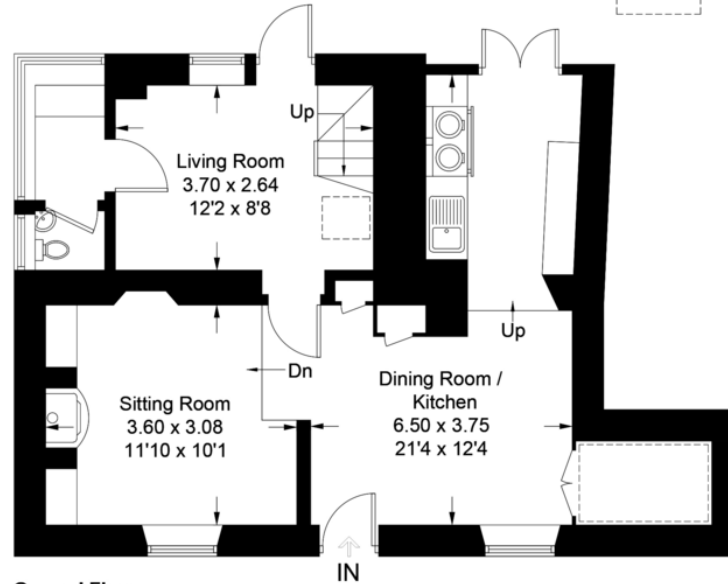




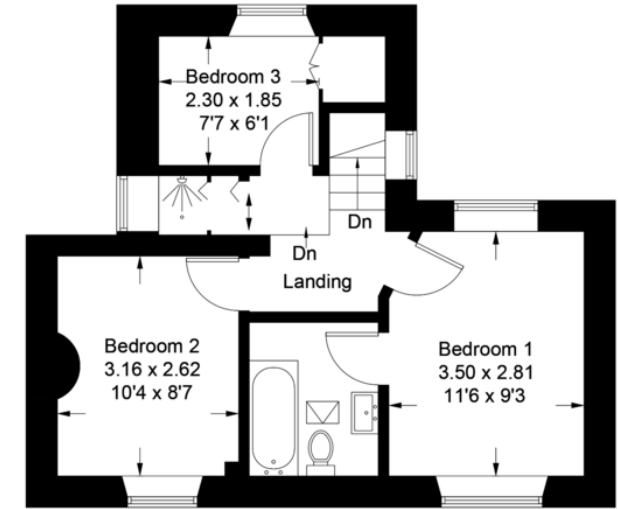
Approximate Gross Internal Area = 86.5 sq m / 931 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID767718)



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