

**Bampton Office**  
Market Square, Bampton,  
Oxfordshire, OX18 2JH  
Tel: 01993 851881 / 01865 880697  
bampton@abbeyproperties.tv  
[www.abbeyproperties.tv](http://www.abbeyproperties.tv)



**abbeyproperties**  
independent estate agents



**Calais Dene**  
**Bampton, Oxfordshire**

**Guide Price £350,000**





## Calais Dene Bampton, Oxfordshire OX18 2NR

Guide Price £350,000

Freehold

***\* Unexpectedly re-available - end of chain purchase in place \****

A wonderful 3 Bedroom detached family House enjoying a corner plot location, substantially improved by its current vendors and offered in excellent order throughout. The ground floor Hallway gives access to both Cloakroom and Sitting Room. The Sitting Room itself has a feature box bay window to front allowing lots of natural light and an open staircase to the first floor. The attractive Kitchen/Diner boasts a wide range of fitted units and provides access and views of the splendid enclosed garden with established privacy hedging. Positioned to the side of the property is the driveway and attached single garage with electric, power and light with overhead eaves storage and personal door to the rear garden. There is also a very useful pedestrian access from the rear garden, down the side flank to the front.



## Accommodation Overview

\* Entrance Hall \* Cloakroom \* Sitting Room \* Kitchen/Diner \* 3 Bedrooms \* Family Bathroom \* Double Glazed Windows \*  
\* Gas Central Heating \* Single Garage with Eaves Storage \* Driveway Parking \* Enclosed Corner Plot Rear Garden \*

## Location

Bampton is an attractive Cotswold village known for its large Georgian houses, elegant church and impressive Victorian Town Hall. In the seventeenth century Bampton was an important leather trading centre and became famous for its jackets, gloves and breeches. Bampton is also renowned as the historic home of Morris Dancing and the Bampton Morris dancers flourish to this day.

The village offers a selection of shops including a CO-OP mini-supermarket, family butcher, choice of public houses, hairdressers and a very useful Post Office. It also has a Primary school with Nursery, Doctor's surgery with pharmacy and a public Library. Further schooling and shopping facilities in Witney and Faringdon (both c.5 miles) and Burford (c.7 miles). Bampton village is well-situated for communications by road being c.5 miles from both the A40 and A420.

## Directions

Use Sat Nav postcode OX18 2NR.

No.59 is the first house as you enter the cul-de-sac on the right hand side.

## Council Tax

Information provided by West Oxon District Council – Band D.

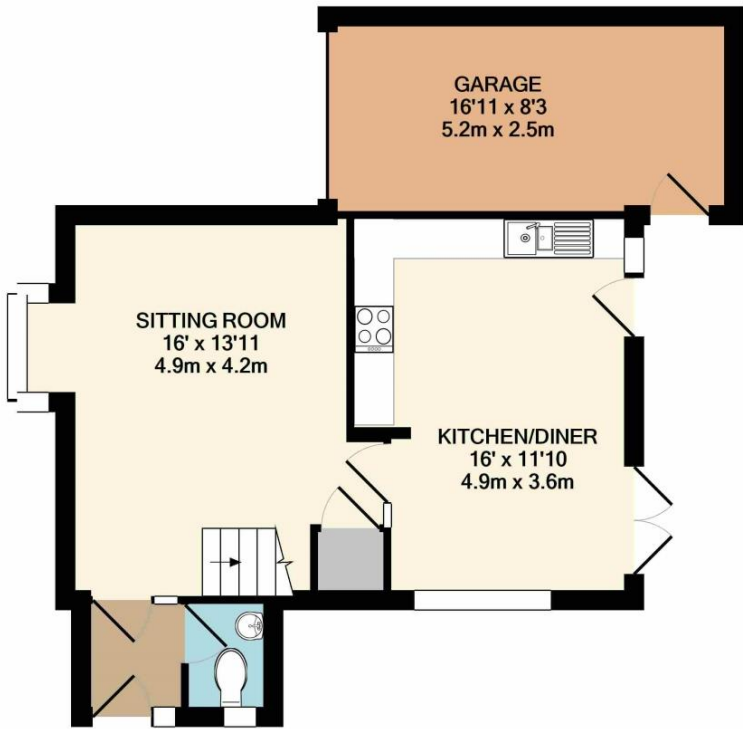
## Viewing

By prior appointment via agents Abbey Properties on 01993 851881 or email us on:- [Bampton@abbeyproperties.tv](mailto:Bampton@abbeyproperties.tv)

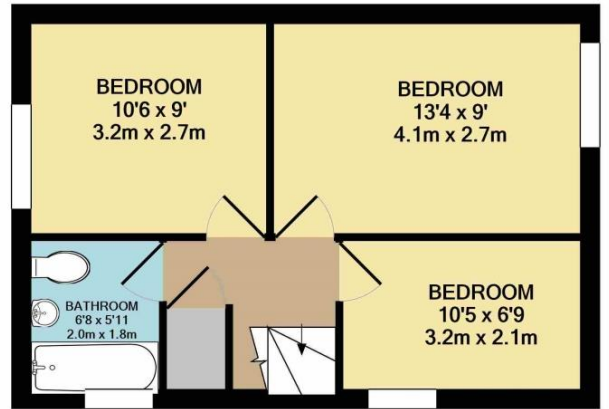




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2020

