

**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



**Chetwynd Mead**  
**Bampton, Oxfordshire**

**Guide Price £315,000**



## Chetwynd Mead, Bampton, Oxfordshire, OX18 2BL

### Guide Price £315,000

### Freehold

An extended 3 Bedroom semi-detached house in a popular small development with easy footpath access to the village centre. The property benefits from a single storey rear extension that really enhances the ground floor living space. The accommodation comprises entrance hall, cloakroom, double aspect Living Room with gas fireplace, Dining Room, fitted Kitchen with appliances, and the rear extension currently set-up as Breakfast/Utility space with vaulted ceiling and French doors to the enclosed rear garden. On the first floor there are 2 double Bedrooms, a single Bedroom, together with a larger than average Bathroom with separate shower cubicle. The property has gas CH and a low maintenance rear garden with a very useful personal access door to the garage. Offered for sale with no onward chain, viewing is advised.



## Accommodation

- \* Entrance Hall \* Cloakroom \* Sitting Room \* Dining Room \* Fitted Kitchen with appliances \*
- \* Breakfast/Utility Room \* 3 Bedrooms \* Bathroom \* Gas Central Heating \* Double Glazed Windows \*
- \* Low-maintenance rear Garden \* Single Garage \* Driveway Parking \* End of Chain Sale \*

## Location

Bampton is an attractive Cotswold village known for its Georgian houses, St Mary's Church and impressive Victorian Town Hall. In the seventeenth century Bampton was an important leather trading centre becoming famous for jackets 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 CO-OP mini-supermarket, family butcher, choice of public houses, a hairdressers and beauty salon, useful Post Office, Primary school, Doctor's surgery with on-site pharmacy and a public library.

There is further schooling and shopping facilities in Witney and Faringdon (both c.5 miles) and Burford (c.7 miles) and well situated for road commutes being c.5 miles from both A40 and A420.

## Directions

Upon entering Chetwynd Mead, the property is located around to the right-hand side and almost then directly in front of you.

The garage is located around to the right-hand side and is NOT the garage that looks attached.

Sat Nav: OX18 2BL.

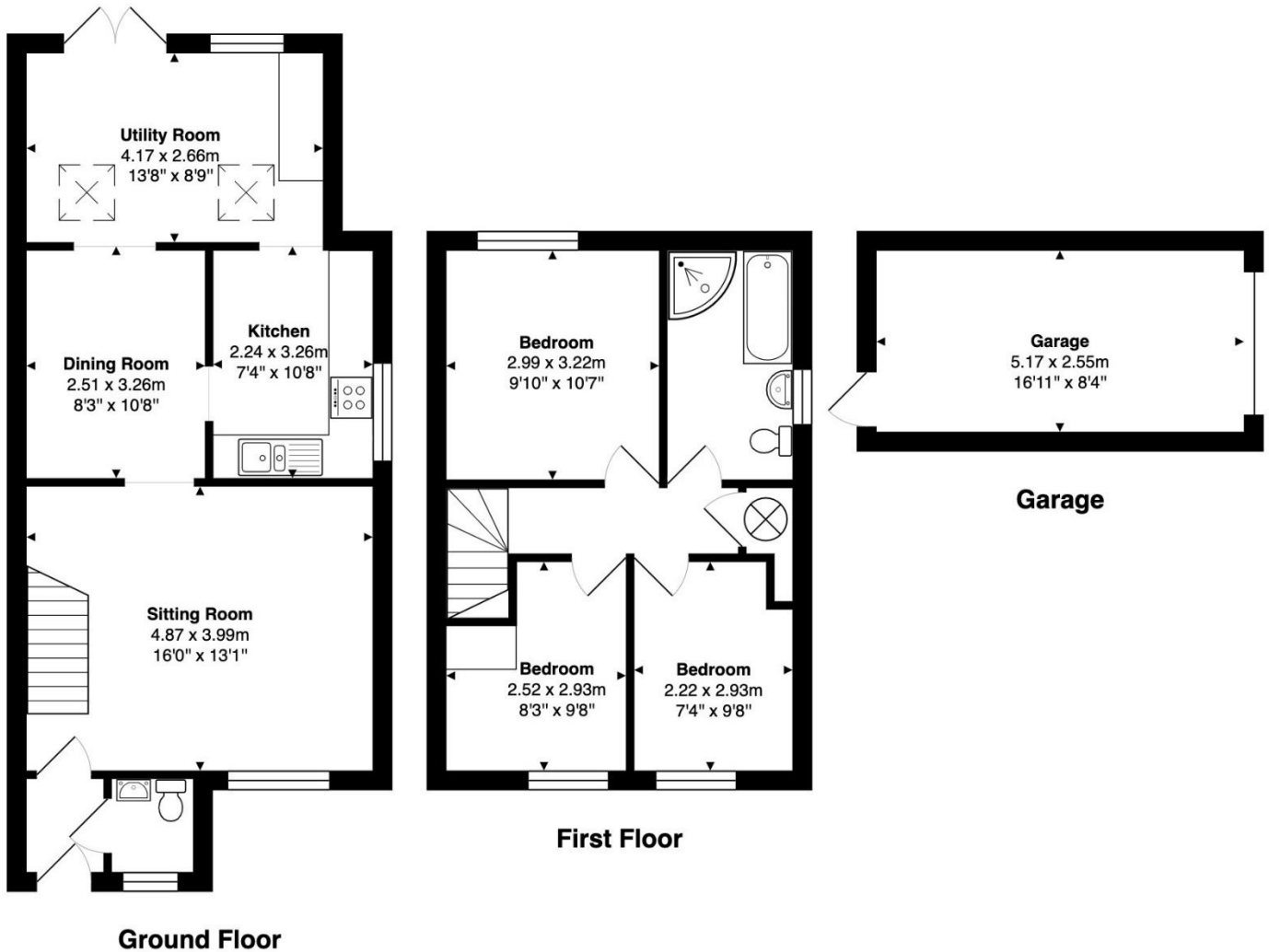
## Council Tax

West Oxfordshire District Council - Band D.



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area: 86.1 m<sup>2</sup> ... 927 ft<sup>2</sup> (excluding garage)

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. Drawn by EB Property Services. www.ebps.co.uk

