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**Castle Field**  
**Bampton, Oxfordshire**

**Guide Price £525,000**



## Castle Field, Bridge Street, Bampton, Oxfordshire, OX18 2HA

**Guide Price £525,000** **Freehold**

An end terrace 4 Bedroom House that offers great potential to remodel and benefits from extensive gardens that back on to Shill Brook. The accommodation currently comprises a good-sized Entrance Hall that incorporates a useful Cloakroom, L-shaped Living Room that wraps around fireplace division, separate Dining or Family Room, Kitchen with Utility off that gives integral access into the garage. On the first floor the Master Bedroom has an additional Dressing Room area with wardrobes (an ideal space to transform to En-suite with hot and cold-water feed in place), and there are 3 further Bedrooms as well as a good-sized Bathroom. The front driveway could accommodate 2-3 cars and there is a very useful side access to the rear of the property. The gardens are very interesting and currently broken up into three sections with area of lawn directly to the rear of the house, then a pathway to the second area which had been used as a productive vegetable plot in the past with two dated timer sheds/stores. The final parcel is a triangular point that leads down to the brook at the very bottom. Offered for sale with no onward chain.



## Accommodation Overview

- \* Entrance Hall \* Cloakroom \* L-shaped Living Room \*
- \* Dining/Family Room \* Kitchen \* Utility Room \*
- \* Master Bedroom with Dressing Room \*
- \* 3 further Bedrooms \* Good-sized Bathroom \*
- \* Gas central heating \* Majority of windows double glazed \*
- \* Single Garage \* Driveway for c. 2-3 cars \*
- \* Good-sized Rear Gardens \* Updating required \*
- \* End of Chain Sale \*

## 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 becoming famous for its jackets, gloves and breeches and is renowned as the historic home of Morris Dancing. The village offers a selection of shops including CO-OP mini-supermarket, family butcher, choice of public houses, hairdressers, beauty salon and useful Post Office. Bampton also has a primary school with nursery setting and a doctor's surgery with pharmacy plus wonderful library. Further schooling and shopping facilities can be found in Witney and Faringdon (both c.5 miles) and Burford (c.7 miles). The village is well situated for road communications being just 5 miles from both the A40 and A420.

## Directions

On leaving the centre of Bampton from Market Square, head South on Cheapside which leads onto Bridge Street, where Castle Field will be found on your left in a small cul-de-sac just off the road before reaching Mill Green Close. The property is the last house set on the far right of the terrace.

## Council Tax

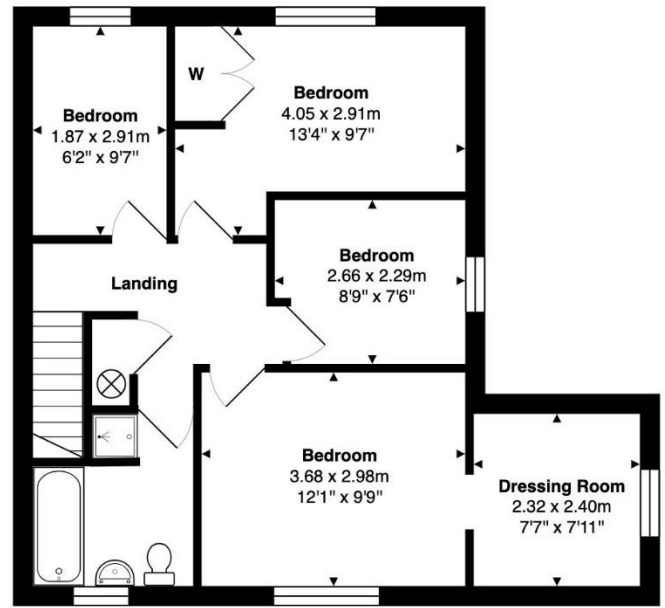
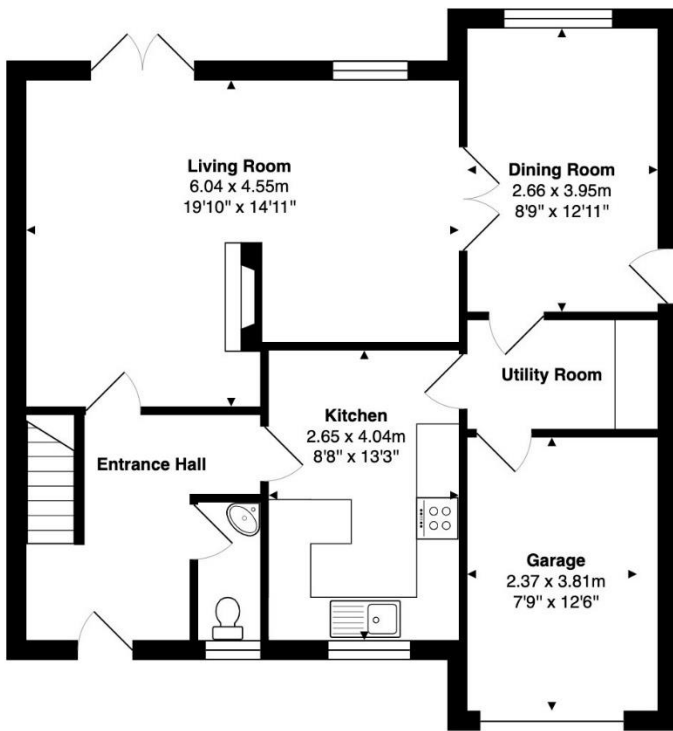
West Oxfordshire District Council - Band E.



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		





**First Floor**



**Ground Floor**

Approx Gross Internal Area 115.6 m<sup>2</sup> ... 1244 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 E8 Property Services. www.e8ps.co.uk

