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**Broad Street
Bampton, Oxfordshire**

Guide Price £315,000



Broad Street, Bampton, Oxfordshire, OX18 2LS

Guide Price £315,000 **Freehold**

A quite charming 2 Bedroom period cottage with numerous character features and accommodation arranged over three floors. The cottage sits in the very centre of Bampton close to good local amenities and just a short walk from the Market Square. The property would now benefit from some updating but has huge potential along with a delightful part-walled cottage garden with a pedestrian rear access. The accommodation comprises Sitting Room with exposed timbers, stonework and an impressive fireplace with stove. Beyond is a large rear-facing Breakfast Kitchen with views to the garden and ample space for dining table. There is a ground floor Shower Room with white suite. The first floor Master Bedroom boasts an old fireplace feature and exposed floorboards. Attic Bedroom 2 has exposed timbers and a rear facing dormer window. The delightful rear garden is a good size with lawn, flower beds and shrubs and a useful timber garden store at the far end. Pedestrian rear access is available through an alleyway between the properties in the terrace. This is an end of chain sale and viewing is advised.



THE ACCOMMODATION

- * Sitting Room * Kitchen-Breakfast Room * Shower Room * Master Bedroom (double) * Attic Bedroom 2 *
- * Gas central heating * Majority double glazed windows * c.60 ft rear Garden * End of chain Sale *

SITUATION

Bampton is an attractive Cotswold village known for its large Georgian houses, elegant St Mary's 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. The village offers a selection of shops that include CO-OP mini-supermarket, family butcher, choice of public houses, hairdressers, beauty salon and useful Post Office, Primary School with nursery setting, Doctor's surgery with Pharmacy and public Library.

There is further schooling/shopping facilities in Witney and Faringdon (both c.5 miles) and Burford (c.7 miles). The village is also well-situated for road communications being c.5 miles from both the A40 and A420.

DIRECTIONS

From the centre of Bampton Market Square head North on Cheapside and proceed c.150 yards and the cottage will be found on your right side of Broad Street.

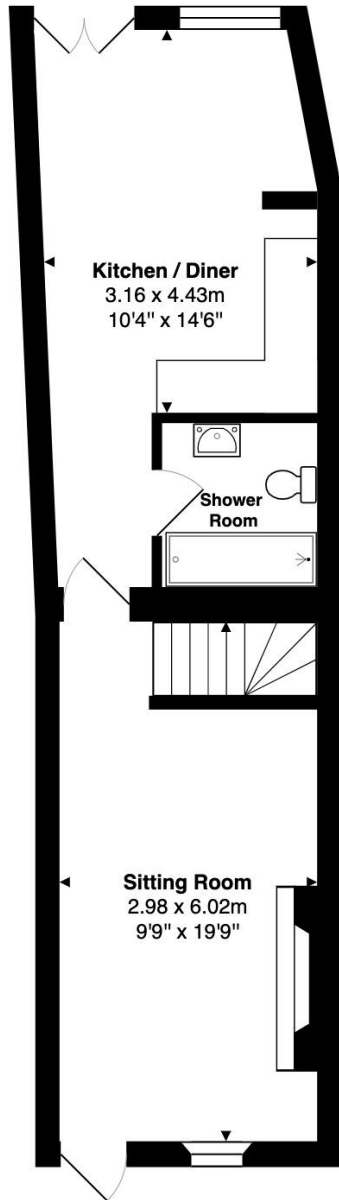
COUNCIL TAX

West Oxfordshire District Council - Band C.

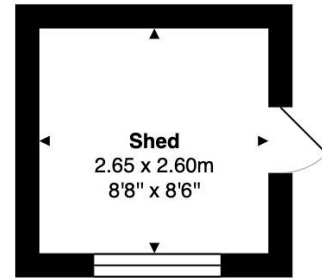


Energy Efficiency Rating

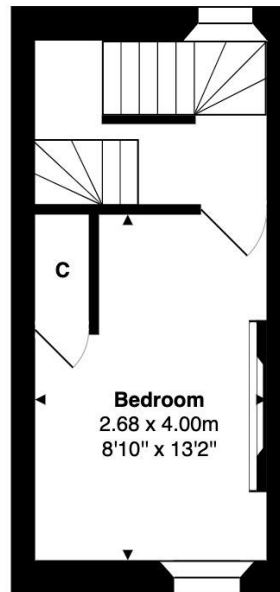
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



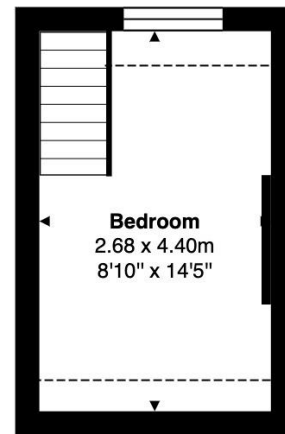
Ground Floor



Outbuilding



First Floor



Second Floor



Approx Gross Internal Area 67.0 m² ... 721 ft² (excluding shed)

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.

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