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Calais Dene
Bampton, Oxfordshire

Guide Price £525,000



Calais Dene, Bampton, Oxfordshire, OX18 2NR

Guide Price £525,000 **Freehold**

A beautifully presented and well maintained detached 3 Bedroom Bungalow dating from the 1980s, tucked away in a small cul-de-sac within a pleasant established development in the popular small town of Bampton. The property was upgraded internally in 2020 with works including full redecoration, new flooring, refitted Bathrooms and Kitchen, and new radiators. As a result the property is presented in excellent decorative condition and ready for immediate occupation. Particular features include well tended gardens to both front and rear, a double garage with light and power, En-Suite Master Bedroom, a good-sized Lounge/Diner and a contemporary Kitchen with fully integrated appliances. There is also a Conservatory, double glazing and gas central heating. This is a fine example and one of only a small number of Bungalows in the development. Offered for sale with no onward chain.



SITUATION

Bampton is an attractive small town close to the Cotswolds with a traditional old centre boasting impressive period homes and a Market Square with Victorian Town Hall. It is also more latterly known as a filming location for "Downton Abbey". The town is also renowned as the historic home of Morris Dancing and the Bampton Morris flourish to this day. Bampton offers a selection of shops including a CO-OP store, butcher, choice of public houses, hairdressers, beauty salon, post office, cafe/coffee shop, primary school, Doctor's surgery with on-site pharmacy and a public library. There are further schooling and shopping facilities in Witney and Faringdon (both c.5 miles) and Burford (c.7 miles). Bampton is also well situated for road communications being some 5 miles from both the A40 and A420.

DIRECTIONS

The Bungalow is tucked away in a cul-de-sac on the Calais Dene development which is accessed from New Road. Satnav: OX18 2NR

THE ACCOMMODATION

Entrance Lobby

Useful coats cupboard with sliding doors, housing the gas fired boiler.

Sitting/Dining Room

A good sized L-shaped room with window to the front garden, glazed door to inner hall and patio doors to the conservatory. Door to:-

Kitchen

Contemporary white gloss soft-close base and wall units with matching worktop and splashbacks, single drainer 1.25 bowl sink, peninsular unit with pull-out bin and wine rack, integrated 'Bosch' electric double oven and ceramic hob, extractor hood, washing machine, dishwasher and fridge/freezer. Glazed door to:-

Conservatory

uPVC framed with sloping roof, constructed on a dwarf wall. There is a radiator, and bank of windows overlooking the rear garden with glazed door to garden.

Inner Hall

Airing cupboard housing hot water cylinder, access to roof space with loft ladder.

Bedroom 1

Double room with window to rear garden.

En-suite Shower

Tiled shower cubicle with 'Aqualisa' shower, wash basin, WC, chrome upright towel rail, fitted cabinet with mirrored doors and shaver socket, window to rear.

Bedroom 2

Double room with window to front.

Bedroom 3

Single room, window to front.

Bathroom

White suite comprising panelled bath with 'Mira' electric shower over and tiled surround, wash basin, WC, chrome upright towel rail, fitted cabinet with mirrored doors and shaver socket.



OUTSIDE

Double Garage

Situated at the front of the property, with twin up and over doors, personal door to side (front garden), electric light and power. Parking spaces in front of the garages.

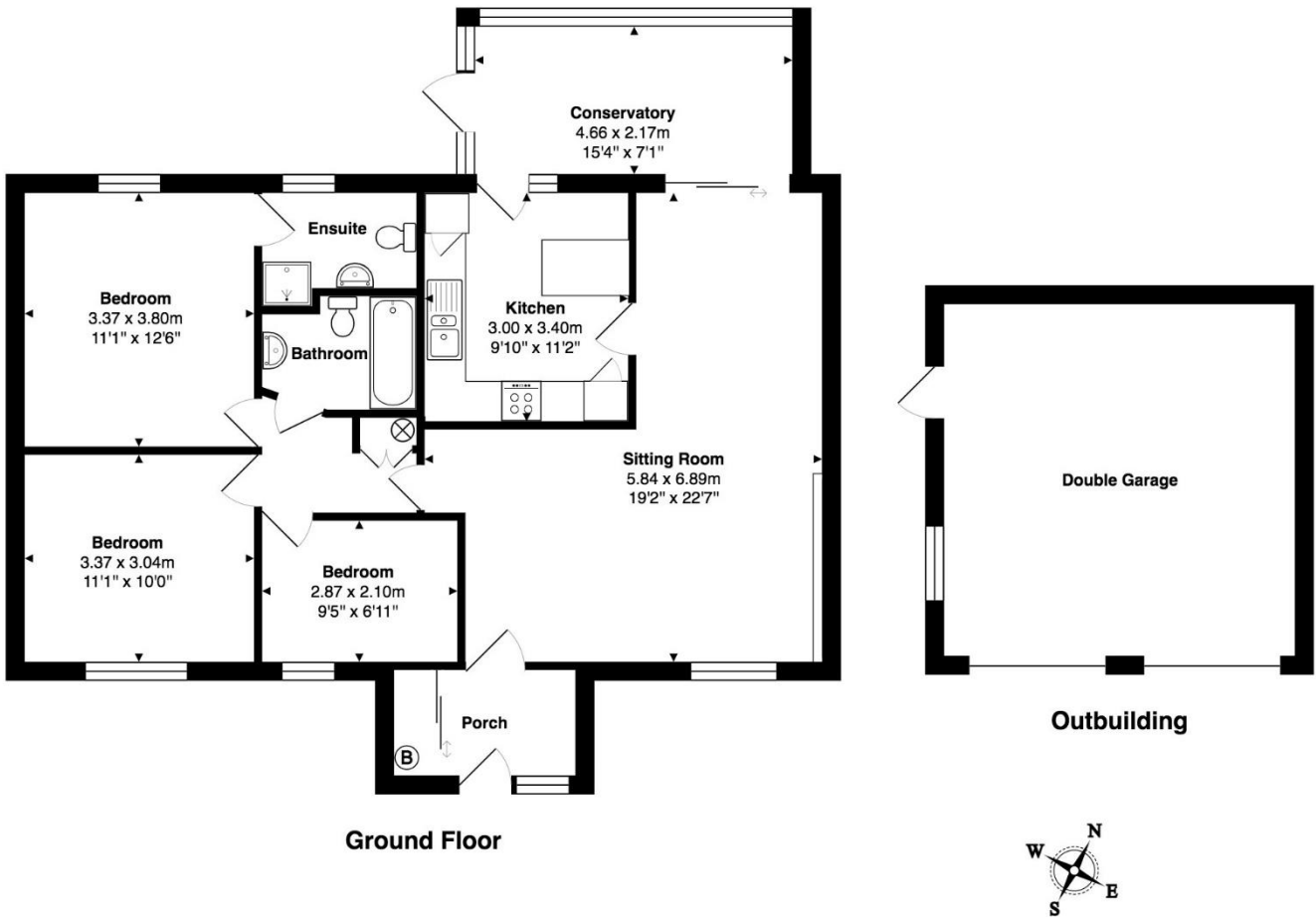
The Garden

There are well-tended gardens to both front and rear. The front garden comprises lawn, well-stocked borders and mature shrubs. Gated pedestrian side access to the rear garden, a paved path leading to the garden. This is relatively secluded with paved terrace, lawn, borders, and a variety of established shrubs and trees. Enclosed in the majority by a stone wall and also panelled fencing.

COUNCIL TAX

West Oxfordshire District Council - Band E.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area: 96.6 m² ... 1040 ft² (excluding double 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

