



Woodley Drive
Bampton, Oxfordshire



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Woodley Drive

Bampton, Oxfordshire, OX18 2FL

Guide Price £675,000

Freehold

A vastly improved, extended and beautifully presented 4 Bedroom detached house finished to a very high standard and ready for immediate occupation. With an emphasis on contemporary open plan living, the ground floor living space flows seamlessly from room to room, with bi-fold doors opening to the low maintenance garden.

Particular features of the property include a large re-fitted Breakfast Kitchen with stylish quartz worktops and an extensive range of fitted appliances. The principal Family/Dining Room extension spans the rear of the house with bi-fold doors opening to the garden and two large roof lanterns providing generous natural light. A feature media wall is fitted with a contemporary electric fireplace with lighting. The Family Room then opens up to the second Sitting Room. The ground floor keeps on giving with a separate Playroom/Study, a useful Utility and a Cloakroom plus many storage cupboards. The majority of the ground floor is finished in Amtico hardwood flooring.

All first floor Bedrooms are doubles with the Master Bedroom, and second Bedroom boasting fitted wardrobes. The Master Bedroom is en-suite with the remainder of Bedrooms served by a contemporary Bathroom suite.

The low maintenance rear garden is ideal for entertaining with a choice of two separate seating areas, a patio terrace and newly laid artificial lawn. The oversized single garage has eaves storage, a personal door to the rear, power and light. The driveway has space for c.2-3 cars and there is an EV charging point. Viewing is very highly recommended.



Accommodation

- * Reception Hall * Cloakroom * Kitchen-Breakfast Room *
- * Utility Room * Playroom/Study * Second Sitting Room *
- * Dining-Family Room (Bi-fold doors and media wall) *
- * Master Bedroom with En-suite Shower Room *
- * 3 further Double Bedrooms * Family Bathroom *
- * Gas CH * Double Glazed Windows *
- * Landscaped Rear Garden * Oversized Single Garage *
- * Driveway Parking for c.2-3 cars with EV charging point *



Location

Bampton is an attractive Cotswold village known for its large Georgian houses, elegant Church, impressive Victorian Town Hall and in the seventeenth century Bampton was an important leather trading centre and became famous for its jackets, gloves and breeches as well as being the historic home of Morris Dancing.

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



Directions

Upon entering Shingleton Road, follow to the T-junction then bear right into Woodley Drive where the property will be on your right-hand side. Sat Nav postcode OX18 2FL

Council Tax

West Oxfordshire District Council - Band E.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area: 161.5 m² ... 1739 ft² (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.
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