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Mercury Court
Bampton, Oxfordshire

Guide Price £350,000



Mercury Court, Bampton, Oxfordshire, OX18 2AJ

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Freehold

An extended and significantly improved and re-modelled 3-bedroom end of terrace House tucked away in the corner of a cul-de-sac with easy footpath access to the village centre. The property has been cleverly extended in recent years and now provides well proportioned family accommodation along with gas central heating and two parking spaces. Features of the property include a useful hall, home office, cloakroom, sitting room, stylish open plan family breakfast kitchen, very much the hub of the living accommodation, leading in turn to a conservatory complete with a wood-burning stove. There are 3 double bedrooms, en-suite shower and a family bathroom with modern white suite. Externally there are two parking spaces at the front and a rear garden enjoying a westerly aspect with gated rear access.



Accommodation

- * Entrance Hall * Cloakroom * Home Office * Sitting Room * Breakfast Kitchen Room *
- * Conservatory/Garden Room * Master Bedroom with En-Suite Shower Room *
- * 2 further double Bedrooms * Family Bathroom * Gas CH * Double Glazing *
- * Enclosed Rear Garden c.36' in Length and Rear Access *

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 more famous latterly for filming of Downton Abbey. The village offers a selection of shops that include CO-OP mini-supermarket, family butcher, coffee shops, a choice of public houses, hairdressers/beauty salon, post office, primary school with adjoining nursery, 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 travel links being c.5 miles from both the A40 and A420.

Directions

Use SAT NAV postcode OX18 2AJ. Signposted off the Aston Road, proceed to the top of the cul-de-sac and on passing the play area on the left, keep left and the property will be found in the very top left-hand corner.

The parking spaces are directly in front of you on approach with the two allocated spaces starting from the right-side of the bay of three.

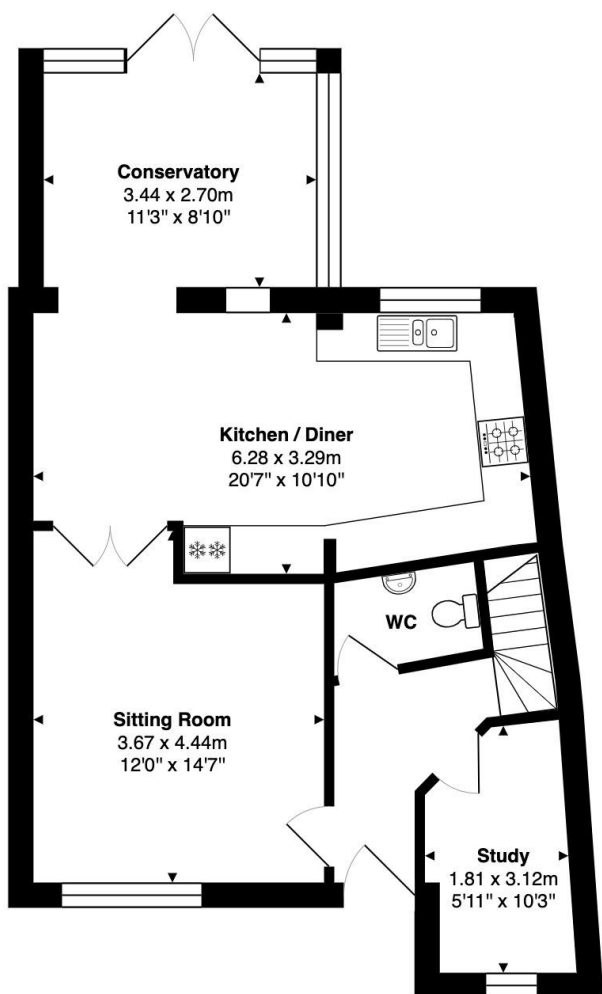
Council Tax

West Oxfordshire District Council - Band C.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

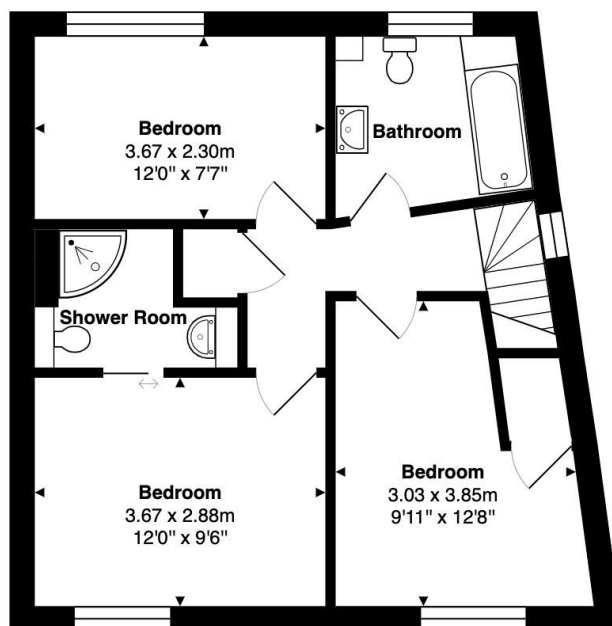


Ground Floor



Approximate Gross Internal Area

105.8 m² ... 1139 ft²



First Floor

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 purpose only and should be used as such.
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