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Valence Court
Bampton, Oxfordshire

Guide Price £375,000



Valence Court, Aston Road, Bampton, Oxfordshire, OX18 2AF

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Freehold

A very attractive 3 Bedroom Town House with stone elevations in a lovely non-estate setting close to the centre of Bampton. The house is presented in good decorative condition and offers well planned accommodation over three floors, along with low maintenance gardens and off-road parking at the rear. The accommodation includes a hallway with wood flooring, sitting room, L-Shaped kitchen/diner with integrated appliances and glazed doors to the rear garden, 3 bedrooms, (2 en-suite), and bathroom. The property has gas central heating. This is a home with dual appeal and would suit those looking for either a modern contemporary property or a more individual non-estate house with some character. END OF CHAIN SALE.



SITUATION

Bampton is an attractive Cotswold village and during the 17th century was an important leather trading centre becoming famous for its jackets and is also renowned as the historic home of Morris Dancing. The village offers a selection of shops including CO-OP mini-supermarket, butchers, choice of public houses, coffee shops, hairdressers and beauty salon, useful Post Office, Primary school, Doctor's surgery with pharmacy and a public library. Further schooling and shopping facilities can be found in Witney and Faringdon (both c.5 miles) and Burford (c.7 miles). Bampton is also well situated for road communications being c.5 miles from the A40 and A420.

DIRECTIONS

The property can be found close to the Aston Road/Buckland road junction, a short walk from the Market Square. Satnav: OX18 2AF

THE ACCOMMODATION

Hall

Wood flooring continuing into sitting room, staircase to first floor, understairs cupboard housing hot water cylinder, glazed door to kitchen.

Cloakroom

WC, wash basin, window to front.

Sitting Room

Gas fire with feature stone surround, window to front, 3-pin plug circuit. Glazed double doors to:-

Kitchen/Diner

L-shaped with wide glazed doors to the rear garden, tiled floor. White contemporary base and wall units, integrated electric oven, microwave, induction hob, feature extractor, fridge/freezer, washing machine, slimline dishwasher, separate fridge and wine cooler.

On the first floor

Landing

Staircase to second floor.

Bedroom 1

Window to front, twin double wardrobes.

En-suite Shower

Tiled cubicle, wash basin, WC, tiled floor, part-tiled walls, window to front, chrome towel rail.

Bedroom 2

Window to rear.

Bathroom

White suite of panelled bath, wash basin, WC, tiled floor, part-tiled walls, window to rear, chrome towel rail.

On the second floor

Landing

Useful storage cupboard into eaves.

Bedroom 3

Fitted wardrobe/storage, dormer window to rear.

En-suite Shower

Tiled shower cubicle, wash basin, WC, tiled floor, part tiled walls, chrome towel rail.



OUTSIDE

Parking

We understand there is parking for two cars at the rear.

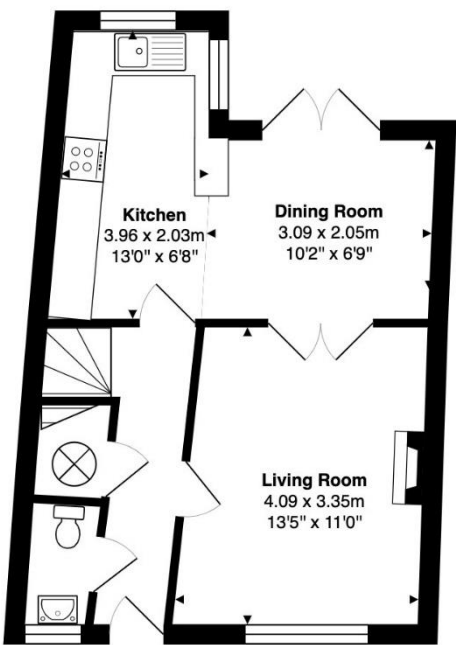
The Garden

Enclosed front garden with a stone boundary wall, mainly gravelled, mature shrub bed. Low maintenance paved rear garden with gate to parking area.

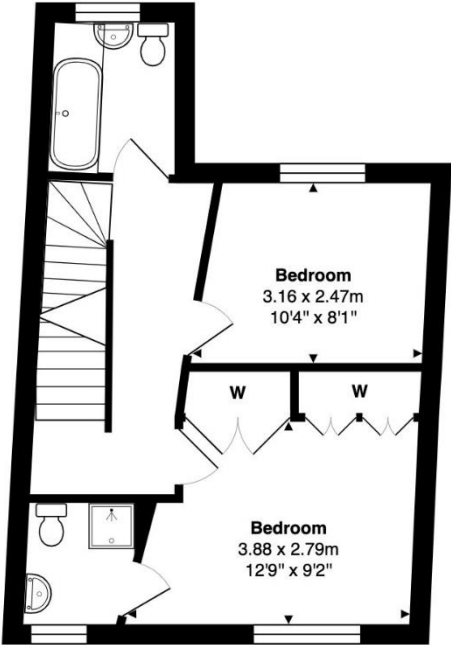
COUNCIL TAX

West Oxfordshire District Council - Band D.

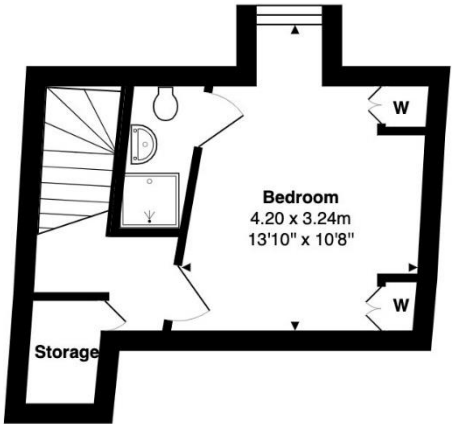
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area

93.2 m² ... 1003 ft²

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. Drawn by E8 Property Services. www.e8ps.co.uk

