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independent estate agents



**Broad Street
Bampton, Oxfordshire**

Guide Price £375,000



Broad Street, Bampton, Oxfordshire, OX18 2LU

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Freehold

An attractive Victorian cottage with a long rear garden in the centre of Bampton set among some stunning period homes and close to local amenities. The property has an extended ground floor with a front-facing kitchen, and a good sized sitting/dining room with stove, opening to the garden. There are 2 double bedrooms and a large first floor bathroom with shower and roll-top bath. The sizeable cottage garden is a lovely feature which boasts a large timber-fronted home office/studio with WC at the far end. An ideal home work space. A period home ready for occupation with some scope to update and improve. The property is offered for sale with no onward chain.



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

On entering Bampton from the north on the A4095, the property will be found on your left-hand side.

Satnav: OX18 2LU.

THE ACCOMMODATION

Front door to:-

Hallway

Wood flooring continuing into the sitting room. The hall is semi-open plan to the kitchen, a staircase to the first floor being a partial divide from the lounge.

Kitchen

Older style base and wall units on three sides, stainless steel single drainer sink and window to front, slate tiled worktop matching the floor, gas cooker point, extractor hood inset to a brick surround, plumbing for washing machine and dishwasher.

Sitting Room

Wood-burning stove, exposed stonework, French doors to rear garden. Single storey extension with a part-pitched glazed feature roof.

On the first floor

Landing

Access to roof space, stripped panelled doors.

Bedroom 1

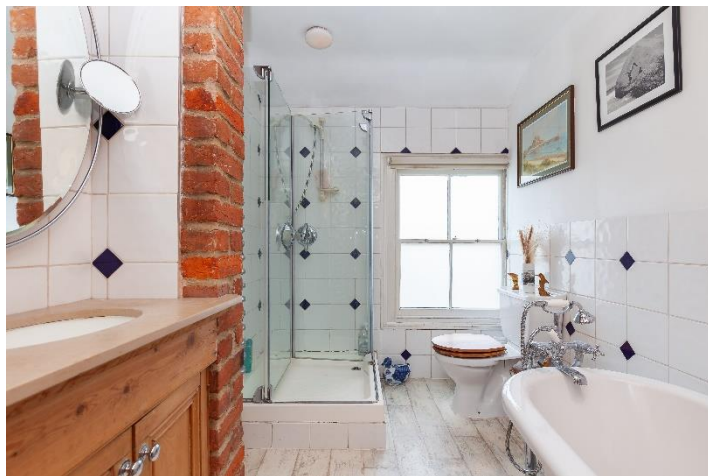
Rear facing, storage cupboard housing gas fired boiler.

Bedroom 2

Front-facing, sash window, built-in double wardrobe.

Bathroom

Clawfoot rolltop bath, wash basin in vanity unit inset to brick surround, WC, shower cubicle, sash window to front.



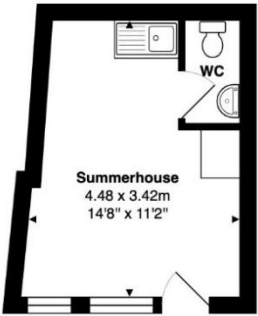
OUTSIDE

Rear Garden

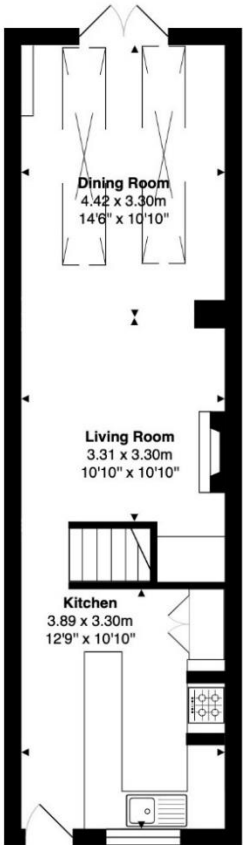
Good length cottage garden with patio and stone steps leading up to a raised lawn, with variety of shrubs, bushes and semi-mature trees. A large timber-fronted Home office/Studio with pitched roof, sink and WC, electric light and power is sited at the far end of the garden. Gated right of access along the rear of the terrace from Broad Street.

COUNCIL TAX

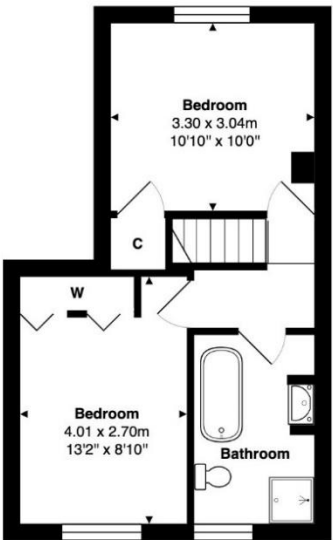
West Oxfordshire District Council - Band C.



Outbuilding



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 89.3 m² ... 961 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.
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