



Broad Street
Bampton

Broad Street, Bampton

Oxfordshire, OX18 2LS

An extremely handsome terraced Grade II listed property located within walking distance of the Market Square and comes with a wealth of character throughout.

The accommodation is arranged over 3 floors with the ground floor having a central hallway with Sitting Room and separate Dining Room to either side. The Sitting Room has a feature stone and brick deep set open fire with a shelved alcove to one side, exposed beams and a stripped door. The Dining Room also has a feature fireplace with storage to one side and charming beamed ceiling.

Moving to the rear of the house is the fitted Kitchen with a gas fueled Aga, wide range of fitted wall and base units and a useful pantry. A wide opening then provides access to the Breakfast Room at the very back of the house which has French doors to an enclosed graveled courtyard area with raised flower beds and provides a pleasant alfresco eating area. On the first floor there are 2 doubles and a good single Bedroom together with a re-fitted Bathroom with white suite, bath and independent shower over. From the first floor landing access is given to a second staircase rising up into another double Bedroom set within a pitched ceiling with Velux window to the rear. This second floor also boasts a large en-suite Bathroom with roll top bath.

Outside as previously mentioned is a graveled courtyard area that in turn leads to the principal area of garden that set dog legged to the house which extends c.85ft with various fruit trees, flower beds, an active vegetable plot, lawn, potting shed, greenhouse and large storage shed. N.B Rear pedestrian access available via a pathway behind no.3 which enters Broad Street via a covered car port.



Accommodation

Entrance Hallway * Sitting Room * Dining Room * Kitchen with gas fired Aga * Breakfast Room * Attic Bedroom with en-suite Bathroom * 3 further Bedrooms * Family Bathroom * Double Glazing * Gas Central Heating * Courtyard garden and principal lawn area c.85ft in length * Rear pedestrian 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 and became famous for its jackets, gloves and breeches. Bampton is also renowned as the historic home of Morris Dancing and the Bampton Morris dancers flourish to this day.

The village offers a selection of shops including a mini-supermarket and a family butcher, four public houses, hairdressers and Post Office. It also has a primary school, doctor's surgery with pharmacy and a public library. There are also further schooling and shopping facilities in, Witney and Faringdon (both about 5 miles) and Burford (about 7 miles). The village is also well situated for road communications being about 5 miles from both the A40 and the A420.

Directions

From our office in the centre of Bampton the property is best approached by foot in the first instance.

Proceed across Market Square into Cheapside and thus into Broad Street and no.2 will be found on your right.

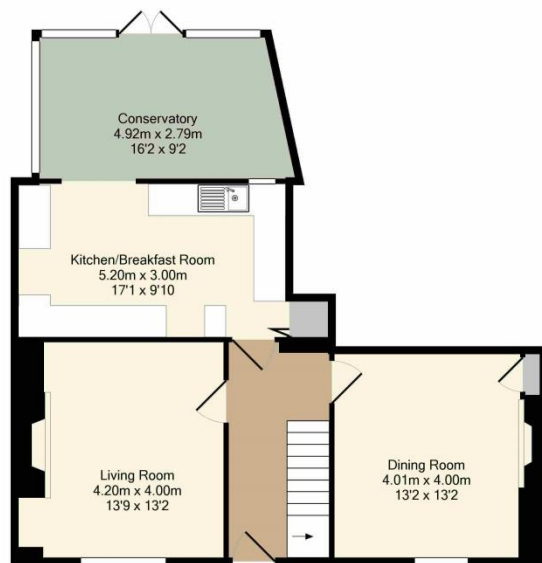
Council Tax

Band E - £2305.13. Information from WODC.

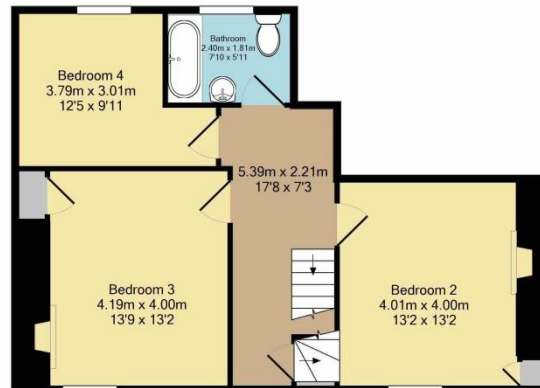
Viewing

By prior appointment through Abbey Properties on 01993 851881 or Bampton@abbeyproperties.tv

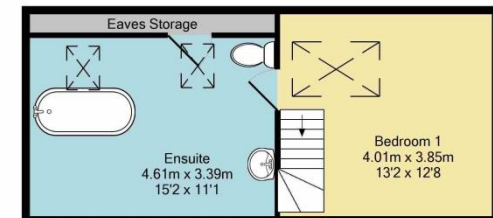




Ground Floor
Approx. Floor
Area 69.0 Sq.M.
(743 Sq.Ft.)



1st Floor
Approx. Floor
Area 55.0 Sq.M.
(592 Sq.Ft.)



2nd Floor
Approx. Floor
Area 33.2 Sq.M.
(358 Sq.Ft.)

Total Approx. Floor Area 157.2 Sq.M. (1692 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only. Produced by wideangles.co.uk Made with Metropix ©2019

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