

established 200 years

Taylor & Fletcher



Lynden Cottage

Church View, Bampton, OX18 2NE

Guide Price £425,000





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A charming and well presented terraced two bedroom period cottage with a private walled garden and parking located in the heart of Bampton close to local amenities. Good investment opportunity. No onward chain.

LOCATION

Lynden Cottage is situated in the heart of Bampton, an attractive small market town, also referred to as a village, situated between the Cotswolds and the Vale of the White Horse. The town dates back to the Saxon era and by the time of the Norman Conquest it was the third largest town in Oxfordshire. Much of its growth was down to the prominence of the wool trade. More recently, Bampton has become renowned as one of the locations for the filming of Downton Abbey.

There is the parish church of St Mary, which is one of the largest churches in West Oxfordshire, together with a good range of local amenities including a small supermarket, an award winning butcher/delicatessen, post office, hairdresser, library, medical centre with pharmacy and a popular garden centre. There are also numerous cafes and several pubs.

Bampton Church of England primary school and nursery is located in the town whilst there are excellent secondary schools nearby that include Burford School and Cokethorpe School near Witney.

From Bampton, the area's larger commercial centres of Burford (8 miles), Oxford (20 miles) and Witney (6 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (13 miles), Long Hanborough (13 miles) and Oxford Parkway (18 miles) and a comprehensive local bus network.

DESCRIPTION

Lynden Cottage is a charming period cottage dating back to 1805 with Regency pine panelling throughout the property located in a quiet peaceful location in the heart of Bampton. The property comprises a sitting room, dining room, cloakroom and kitchen downstairs whilst there is the master bedroom, guest bedroom and family bathroom upstairs. There is a private walled garden and carport, which offers either parking or storage options.

Approach

Paved pathway leading to timber framed front door with glazed insert panel and covered porch above to:

Sitting Room

Recessed fireplace with cast iron fire and stone hearth. Oak timber flooring. Bay window with double glazed windows to the front elevation. Timber framed door to:



Dining Room

Continuation of oak timber flooring. Recessed ceiling spotlighting. Double glazed windows to the rear elevation. Timber framed door with double glazed insert panels providing direct access into the garden. Timber framed door to:

Cloakroom

With low level WC with standard cistern and wash hand basin. Vinyl flooring. From the dining room, proceed through to:

Kitchen

Modern fitted storage units to the wall and base level with laminate work surfaces. Stainless steel sink unit with mixer tap and tiled splashback. Electric oven and grill. Four ring gas hob with extractor above. Microwave. Part tiled walls. Refrigerator and freezer. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Ceiling spotlighting. Wall mounted gas central heating boiler. Double glazed windows to the rear elevation. Timber framed door with double glazed insert panels providing direct access into the garden. From the sitting room, stairs with timber balustrade rise to:

First Floor Landing

Double glazed window to the side elevation. Timber framed door to:

Master Bedroom

Double glazed window to the front elevation. From the first floor landing, timber framed door to:

Bedroom 2

Double glazed windows to the rear and side elevations. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with standard cistern, wash hand basin with mixer tap and tiled splashback. Roll top bath with overhead shower. Part tiled walls. Vinyl flooring. Ceiling spotlighting. Double glazed window to the front elevation.

OUTSIDE

Lynden Cottage has a private walled garden comprising a gravelled area adjacent to the back of the cottage facilitating outdoor dining and entertaining. Steps rise to a paved area comprising mature shrubs and plants bordered by box hedging. Towards the far end of the garden is another gravelled area currently set-up for dining with table and chairs. There is a carport located to the side of the cottage which provides either parking or storage options.

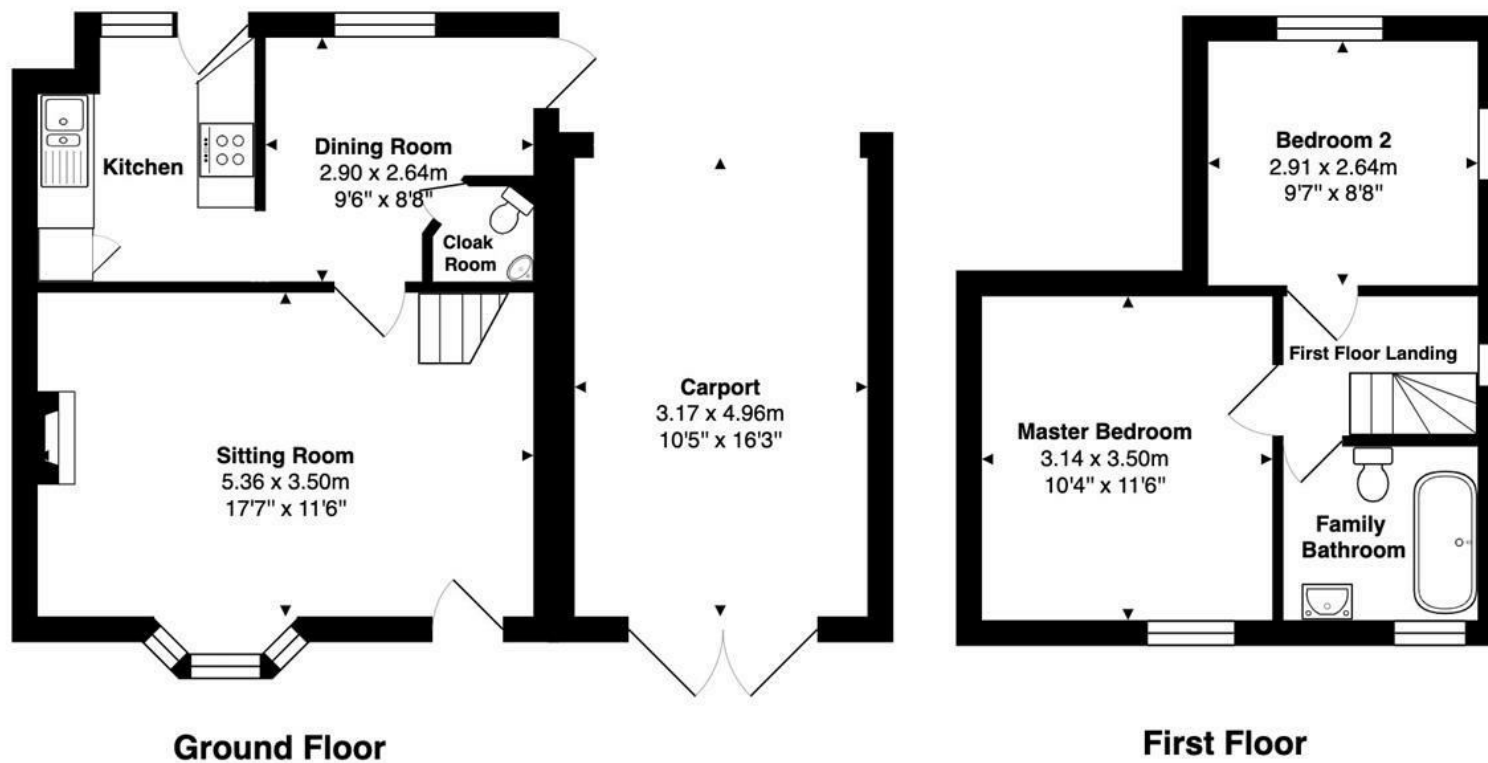
SERVICES

Mains Electricity, Water and Drainage. Mains Gas central heating.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'D' Rate payable for 2024 / 2025 £2335.40





Approximate Gross Internal Area

Main House 60.4 m² / 650 ft²

Carport 15.6 m² / 169 ft²

Total 76.0 m² / 819 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 purposes only and should be used as such.

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

Area Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |