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Taylor & Fletcher



The Old Police House
Station Road, Bampton, OX18 2LQ
Guide Price £895,000





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A light and spacious beautifully presented semi-detached four bedroom three bathroom house with a private rear garden, studio, garage and driveway parking located on the edge of Bampton close to schools and amenities.

LOCATION

The Old Police House is situated on the edge 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

The Old Police House is a light and spacious semi-detached house that was built in 1928 and was owned by the Police until 2000.

The property comprises an entrance hall, study, kitchen - dining room, utility room, cloakroom and sitting room downstairs. There is the master bedroom with en suite bathroom, three double bedrooms, one of which has an en suite shower room, and a family bathroom upstairs. The principal garden is to the rear of the house which includes a studio and garden shed. There is an integrated garage plus ample off road parking on the front driveway. The property is a short walk into the heart of Bampton with its excellent schooling and local amenities.

Approach

Paved pathway leading to oak timber framed front door with glazed insert panel to:

Entrance Hall

Oak timber flooring. Timber framed door to storage cupboard. Timber framed door to below stairs storage cupboard. Double glazed windows to the front elevation. Timber framed door to:

Study

Built-in book shelving. Double glazed window to the front elevation. From the entrance hall, timber framed door to:

Kitchen - Dining Room

Fitted kitchen with range of built-in cupboards and drawers below. Granite work surfaces. Sink unit with mixer tap and splashback. Neff electric double oven and grill. Five ring gas hob with extractor above. Refrigerator and freezer. Dishwasher. Central island with granite surface and range of cupboards and drawers below and breakfast bar style seating. Oak timber flooring. Recessed ceiling spotlighting. Double glazed windows to the front and rear elevations. Timber framed door to:



Utility Room

Fitted storage units to the wall and base level. Laminate work surfaces. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Recessed ceiling spotlighting. Double glazed window to the rear elevation and uPVC door with double glazed insert panels. Timber framed door to:

Cloakroom

With low level WC with standard cistern and wash hand basin with mixer tap and tiled splashback. Tiled flooring. Recessed ceiling spotlighting. From the kitchen - dining room, timber framed door to:

Sitting Room

Recessed fireplace with Clearview wood burning stove and hearth. Built-in book shelving and cupboards. Recessed ceiling spotlighting. Roof lantern with double glazed windows. Double glazed windows to the rear elevation. Double glazed French doors providing direct access into the rear garden. From the entrance hall, oak stairs with balustrade rise to:

First Floor Landing

Velux double glazed windows to the front elevation. Timber framed door to:

Bedroom 2

Range of built-in wardrobes. Double glazed windows to the rear elevation. Timber framed door to:

En Suite Shower Room

Low level WC with concealed cistern, wash hand basin with mixer tap. Chrome heated towel rail. Shower cubicle with overhead shower. Tiled walls. Tiled flooring. Recessed ceiling spotlighting. Velux double glazed window to the front elevation. From the first floor landing, timber framed door to:

Bedroom 3

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

Family Bathroom

Low level WC with concealed cistern, wash hand basin with mixer tap and cupboard below. Chrome heated towel rail. Walk-in shower cubicle with overhead shower. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 4

Built-in wardrobe. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Master Bedroom

Built-in wardrobes. Double glazed windows to the rear and side elevations. Timber framed door to:

En Suite Bathroom

Low level WC with standard cistern, wash hand basin with mixer tap and cupboard below. Chrome heated towel rail. Panelled bath. Shower cubicle with wall mounted shower. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Velux double glazed window to the front elevation.

OUTSIDE

The Old Police House has a generous rear garden that is mainly laid to lawn bordered by mature shrubs and plants, Cotswold stone walling and timber trellis fencing. There is a raised patio area adjacent to the back of the house which facilitates outside dining and entertaining with a separate patio area further down the garden. Vegetable garden. Timber framed studio and garden shed. Timber gate providing side access to the property. Meanwhile, there is a good sized gravelled driveway with paved pathway to the front of the house providing off road parking for multiple vehicles. The property also comes with an integrated garage.

SERVICES

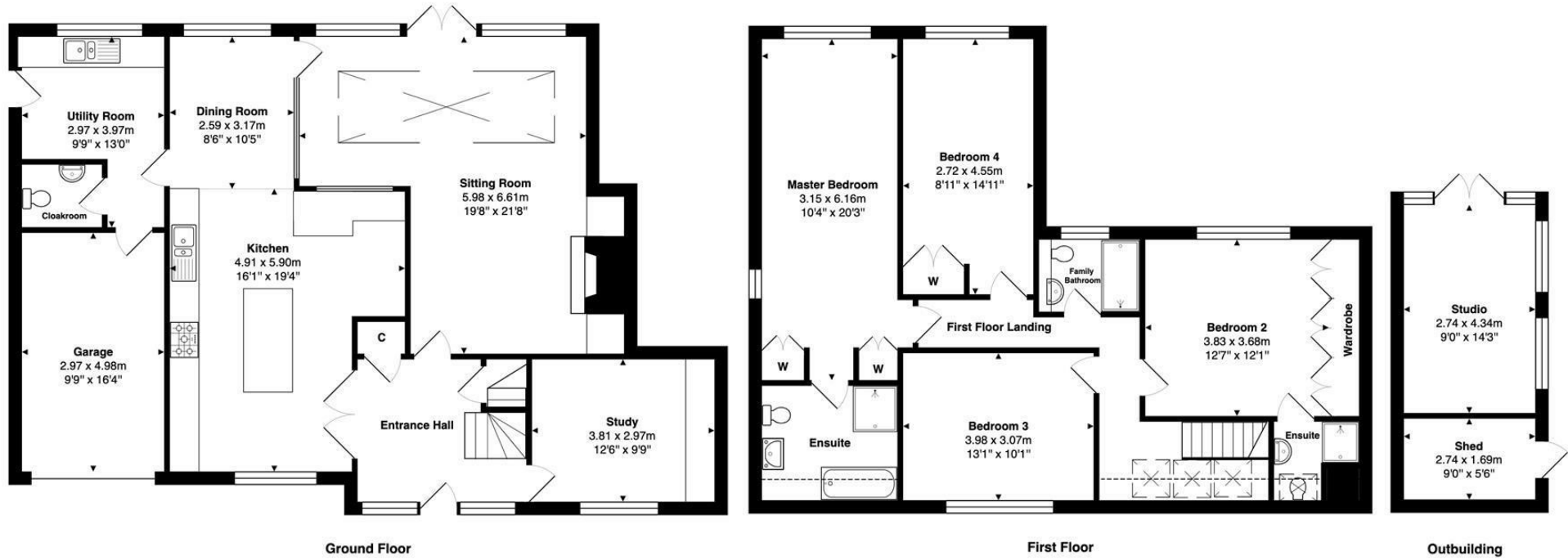
Mains Electricity, Water and Drainage. Mains Gas central heating.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'F' Rate payable for 2024 / 2025 £3373.36



Floorplan



Approximate Gross Internal Area

Main House 201 m² / 2164 ft²
 Outbuilding 16.8 m² / 181 ft²
 Total 217.8 m² / 2345 ft²

 reduced headroom (less than 1.5 m / 5 ft)



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 EB Property Services. www.ebps.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			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	