

established 200 years

Taylor & Fletcher



Lane End

Cheyne Lane, Bampton, Oxfordshire, OX18 2HB

Guide Price £875,000





Lane End

Cheyne Lane, Bampton, Oxfordshire, OX18 2HB

A light and spacious well presented detached four bedroom dormer bungalow with a private south east facing garden and driveway parking for multiple vehicles located in a peaceful setting in the heart of Bampton.



LOCATION

Lane End 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

Lane End is a light and spacious detached dormer bungalow that was built in the 1950s and converted in the 1970s.

The property has undergone an extensive renovation during the current owner's tenure.

The property comprises an entrance lobby, dining room, kitchen, study, sitting room, shower room, hallway and two guest double bedrooms downstairs. There is the master bedroom with en suite shower room, a family bathroom and a guest double bedroom upstairs. The property has a private south east facing garden with ample off road parking on the driveway. Lane End is located right in the heart of Bampton within walking distance to both local amenities and excellent schooling.

Approach

Steps rise to uPVC front door with glazed insert panels to:

Entrance Lobby

Tiled wood effect flooring. Timber work surface with cupboard, drawers and wine refrigerator below. Range of wall mounted cupboards. Double glazed windows to the side elevation. Oak timber framed door with glazed insert panels to:

Dining Room

Engineered oak flooring. Double glazed bi-folding doors providing direct access into the garden. Proceed through to:

Kitchen

Fitted kitchen with range of built-in cupboards and drawers below. Engineered oak work surfaces. Stainless steel sink unit with mixer tap and tiled splashback. AEG electric oven and grill. AEG four ring induction hob with extractor above. Hotpoint refrigerator and freezer with ice dispenser. Bosch dishwasher. Breakfast bar area. Engineered oak flooring. Recessed ceiling spotlighting. Part tiled walls. Double glazed windows to the rear elevation. Oak timber framed door with glazed insert panels to:

Hallway

Continuation of engineered oak flooring. Timber framed doors to built-in cupboards. Recessed ceiling spotlighting. Double glazed windows to the rear elevation. Oak timber framed door with glazed insert panels to:

Study

London Plane timber study desk. Double glazed window to the front elevation. From the hallway, oak timber framed door with glazed insert panels to:

Sitting Room

Recessed fireplace with wood burning stove, slate hearth and oak timber beam above. Double glazed doors to the side elevations. Double glazed windows to the front elevation. From the hallway, oak timber framed door to:

Shower Room

Low level WC with concealed cistern. Wash hand basin with mixer tap, tiled splashback and cupboard below. Heated towel rail. Shower cubicle with overhead shower. Part tiled walls. Laminate flooring. Recessed ceiling spotlighting. Timber framed doors to cupboards housing the gas central heating boiler and hot water tank. Double glazed window to the rear elevation. From the hallway, oak timber framed door to:

Bedroom 3

Double glazed windows to the side elevation. From the hallway, oak timber framed door to:

Bedroom 4

Double glazed windows to the front elevation. From the hallway, stairs with timber balustrade rise to:

First Floor Landing

Timber framed doors to built-in cupboard. Hatch to loft roof space. Oak timber framed door to:

Master Bedroom

Built-in wardrobes. Timber framed doors to built-in cupboard. Recessed ceiling spotlighting. Double glazed windows to the front elevation. Oak timber framed door to:

En Suite Shower Room

Low level WC with standard cistern. Wash hand basin with mixer tap and tiled splashback. Heated towel rail. Shower cubicle with overhead shower and wall mounted shower attachment. Part tiled walls. Laminate flooring. Recessed ceiling spotlighting. Velux double glazed window to the rear elevation. From the first floor landing, oak timber framed door to:

Family Bathroom

Low level WC with standard cistern. Wash hand basin with mixer tap and tiled splashback. Heated towel rail. Shower cubicle with overhead shower and wall mounted shower attachment. Part tiled walls. Laminate flooring. Recessed ceiling spotlighting. Double glazed windows to the rear elevation. From the first floor landing, oak timber framed door to:

Bedroom 2

Eaves storage space. Double glazed windows to the front elevation.

OUTSIDE

Lane End occupies a generous plot with a south east facing aspect providing an oasis of peace and tranquility. There is a paved patio area that facilitates outside dining and entertaining. Steps lead to an expanse of lawn bordered by mature shrubs and plants with Cotswold stone walling. At the far end of the garden is a vegetable garden with raised beds and a greenhouse. Timber garden sheds. There is a private driveway providing parking for multiple vehicles.

SERVICES

Mains electricity, water and drainage. Mains gas central heating.

LOCAL AUTHORITY / COUNCIL TAX

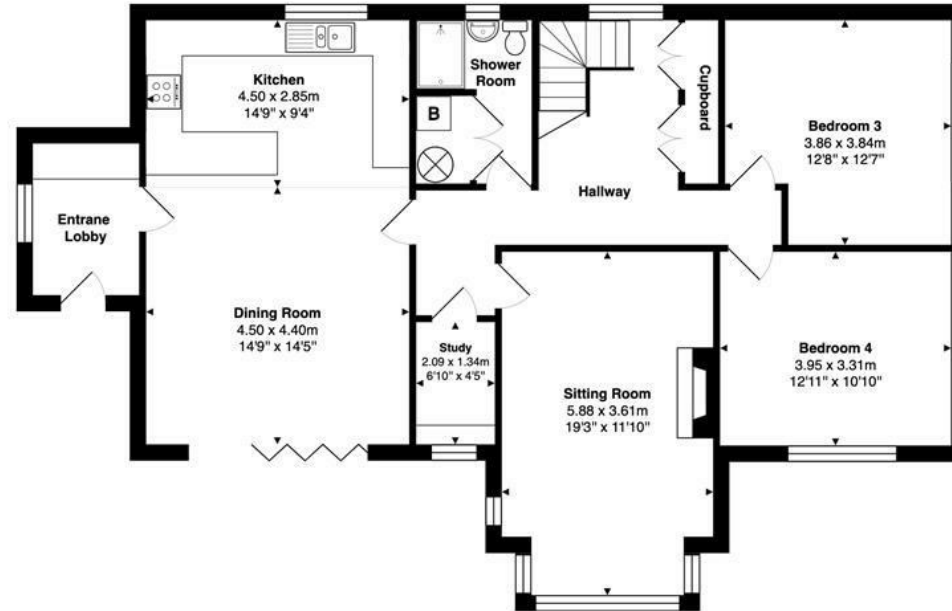
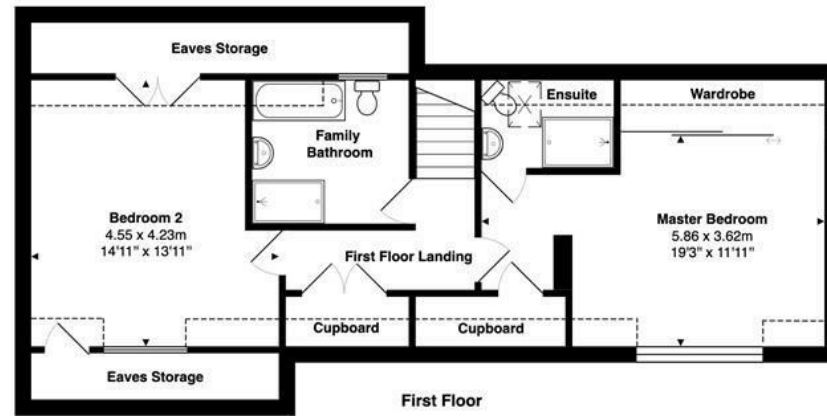
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'G' Rate payable for 2024 / 2025 £3892.34

DIRECTIONS

From the High Street in the centre of Bampton, proceed along Bridge Street (A4095) passing The Talbot, Fleur de Lys and Lynwood coffee shop. Upon approaching Patrick Strainge Butchers, located on the left hand side, turn left into Cheyne Lane. Proceed to the end of Cheyne Lane and you will see Lane End located on the left hand side.



Floorplan



Ground Floor

Approximate Gross Internal Area

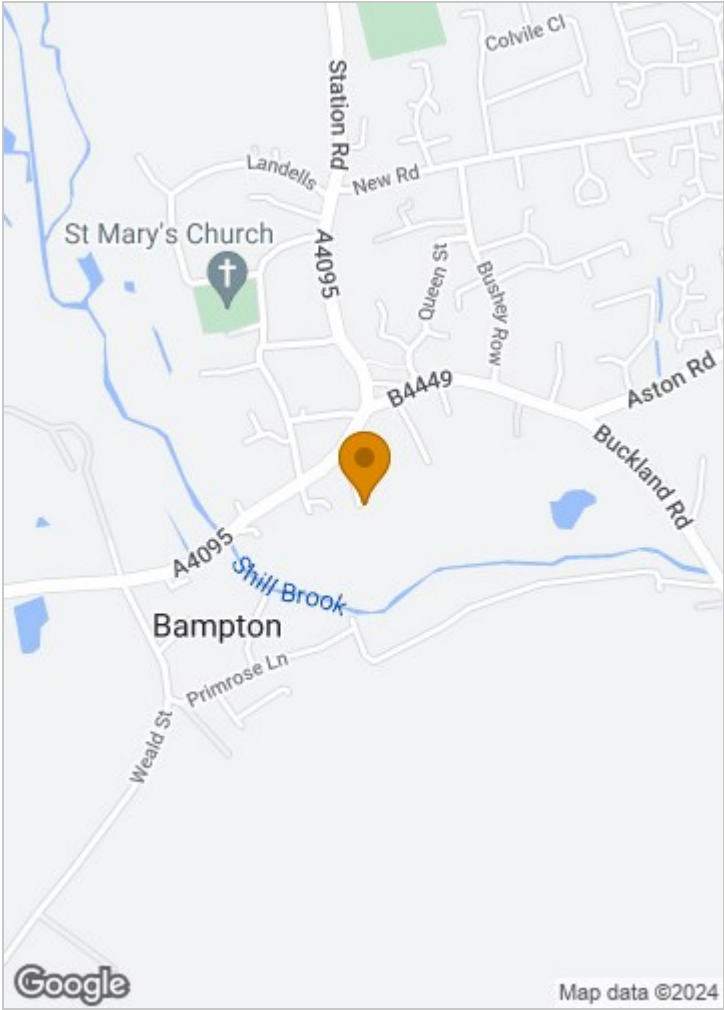
174.9 m² ... 1882 ft² (excluding eaves storage)

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



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		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	