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High House

Bampton Road, Black Bourton, Nr Bampton, Oxfordshire, OX18 2PD

Guide Price £775,000





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A charming and well presented semi-detached three bedroom Grade II Listed period house with a private south east facing rear garden, outbuilding and parking for multiple cars on the edge of this thriving village.



LOCATION

High House is situated on the edge of the thriving village of Black Bourton. Within the village, there is the parish church of St Mary, The Vines gastropub and hotel, a tennis court and a vibrant village community. Nearby Bampton provides 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. Meanwhile, the medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush, is also located nearby. Burford provides an excellent range of local shops and amenities, including a baker, butcher, post office, general store, library and doctor's surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses.

Primary and secondary schools nearby include; Alvescot, Bampton and Clanfield primary schools whilst secondary schools include Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's towards Faringdon.

From Black Bourton, the area's larger commercial centres of Cheltenham (28 miles), Cirencester (18 miles) and Oxford (21 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 (15 miles), Kingham (15 miles) and Long Hanborough (15 miles) and a comprehensive local bus network.

DESCRIPTION

High House is a charming and well presented semi-detached Grade II Listed period house that is situated on the edge of Black Bourton.

The property comprises a sitting room, family room, kitchen - diner and dining room downstairs. There is a cloakroom, master bedroom, guest bedroom and family bathroom upstairs on the first floor with the third bedroom on the second floor. The property has a private south east facing rear garden with an outbuilding providing a utility area, storage area and office. There is also off road parking for multiple cars on the front driveway.

Approach

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

Sitting Room

Inglenook fireplace with wood burning stove, stone hearth and oak timber beam above. Exposed oak timber beams. Engineered oak timber flooring. Single glazed stone mullion windows with timber shutters and timber panelling to the front elevation. Timber framed door to:

Family Room

Continuation of engineered oak timber flooring. Recessed fireplace with open cast iron fire, stone hearth and surround. Built-in book shelving and cupboards. Recessed ceiling spotlighting. Bay window with single glazed windows to the rear and side elevations. Timber framed French doors with glazed insert panels providing direct access into the garden. Timber framed doors with glazed insert panels to:

Kitchen - Diner

Fitted kitchen with range of built-in cupboards and drawers below. Engineered oak timber work surfaces. Sink unit with mixer tap and splashback. Neff electric oven and grill with microwave. Electric Aga. Refrigerator and freezer. Dishwasher. Space and plumbing for washing machine. Exposed oak timber beams. Tiled flooring. Ceiling spotlighting. Timber framed French doors with glazed insert panels providing direct access into the garden. Double glazed windows to the rear elevation. Velux double glazed windows to the rear elevation. Proceed through to:

Dining Room

Recessed fireplace. Range of built-in cupboards. Exposed stone walls. Tiled flooring. Double glazed window to the side elevation. Timber framed door with glazed insert panels to the sitting room. From the sitting room, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to storage cupboard. Timber framed door to:

Cloakroom

With low level WC with standard cistern. Engineered oak timber flooring. Single glazed window to the side elevation. From the first floor landing, timber framed door to:

Master Bedroom

Recessed fireplace with cast iron fire. Range of built-in wardrobes. Exposed oak timber beams. Single glazed stone mullion windows to the front elevation. From the first floor landing, timber framed door to:

Bedroom 2

Recessed fireplace with cast iron fire. Range of built-in wardrobes. Single glazed windows to the rear and side elevations. From the first floor landing, timber framed door to:

Family Bathroom

Wash hand basin with mixer tap and tiled splashback with cupboard below. Panelled bath. Shower cubicle with overhead shower. Part tiled walls. Tiled wood effect flooring. Airing cupboard. Recessed ceiling spotlighting. Single glazed windows to the rear elevation. From the first floor landing, stairs with timber balustrade rise to:

Bedroom 3

Exposed oak timber beams. Single glazed window to the front elevation. Velux double glazed window to the rear elevation.

OUTSIDE

High House has a private south east facing rear garden backing onto fields. There is a paved patio adjacent to the back of the house that facilitates outside dining and entertaining. This leads to an outbuilding that comprises a utility - storage area, a further storage area and an office. It would provide an ideal space should someone wish to work from home. The main section of garden features an area of lawn bordered by mature shrubs and plants bordered by hedging and Cotswold stone walling. Towards the far corner of the garden, there is a vegetable garden featuring raised beds, a greenhouse and a substantial garden shed. There is a front driveway enabling off road parking for multiple cars.

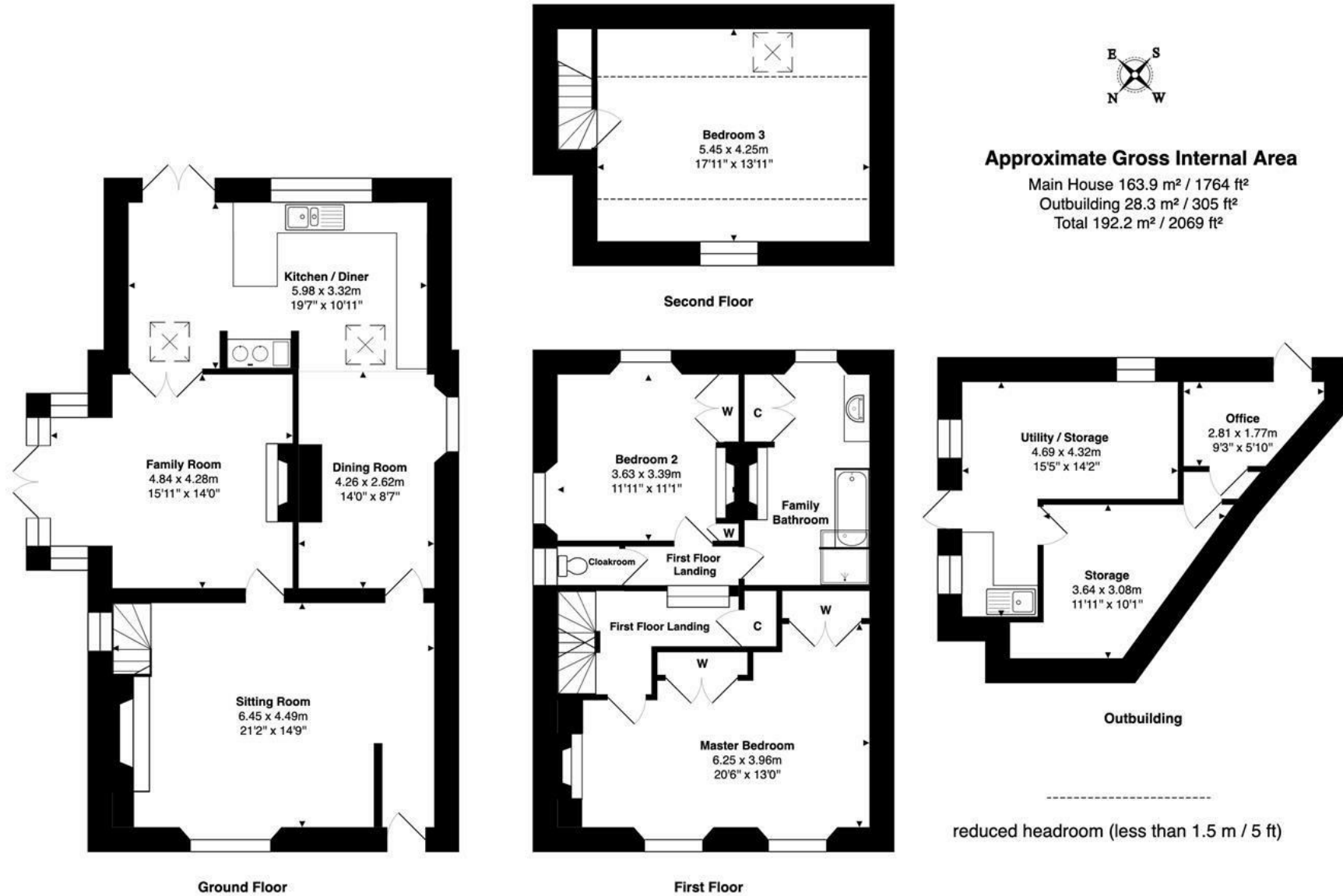
SERVICES

Mains electricity. Private water treatment plant. Oil fired 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 £3359.06





Approximate Gross Internal Area

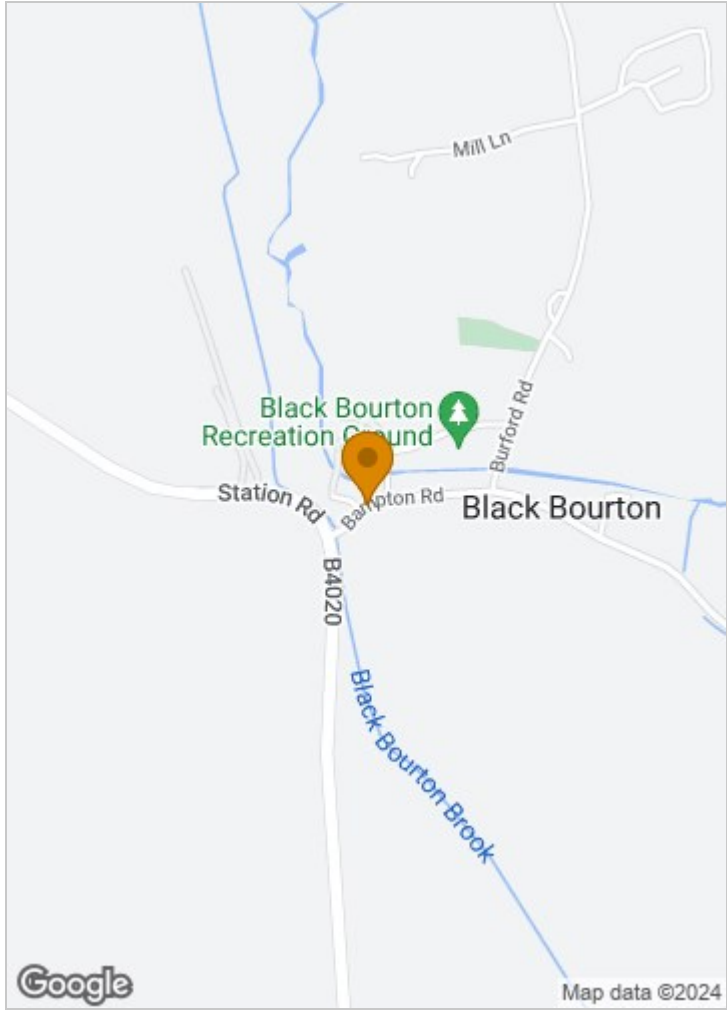
Main House 163.9 m² / 1764 ft²

Outbuilding 28.3 m² / 305 ft²

Total 192.2 m² / 2069 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. 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.