



## 5 Model Cottages, Bampton Road, Black Bourton

Guide Price £475,000



## 5 Model Cottages

An absolute must-see! Oozing with character and charm is this exceptional Grade II listed semi-detached cottage.

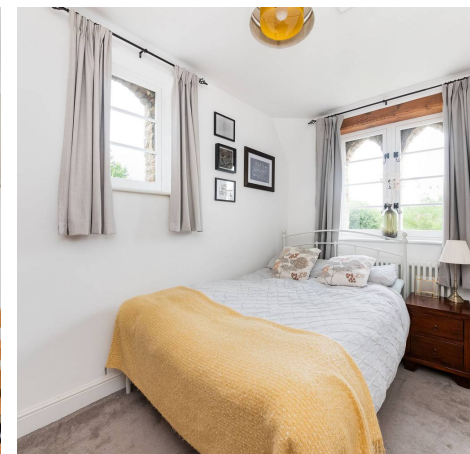
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

- An exceptional Grade II listed semi-detached cottage benefitting from stunning countryside views of the surrounding farmland.
- Quaint character features throughout including the original stone outbuilding, fireplace to the sitting room and porthole windows.
- Generous off-street parking.
- Versatile accommodation to the first floor with two spacious double bedrooms and a single bedroom which could double up as a playroom or home office.
- Sitting room with log burner.
- Lawned garden with brook running to the rear.





# Model Cottages, OX18

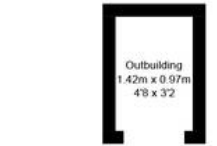
Approximate Gross Internal Area = 78.8 sq m / 848 sq ft

Outbuilding = 1.3 sq m / 14 sq ft

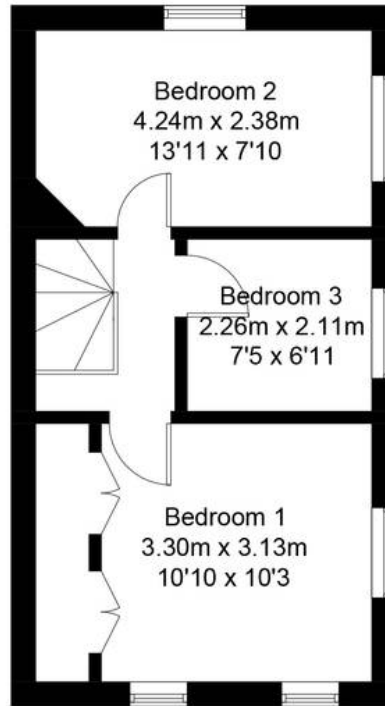
For identification only - Not to scale



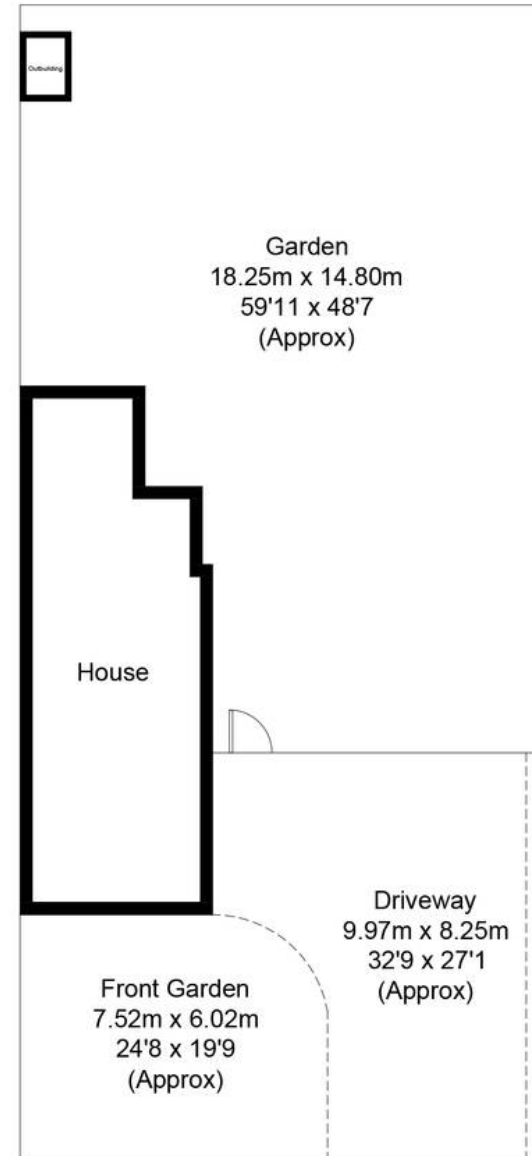
**Ground Floor**



(Not Shown In Actual  
Location / Orientation)



**First Floor**





## Simpsons Witney Branch

4 Langdale Court, Witney - OX28 6AD

01993 835030 • [witney@simpsonsproperty.com](mailto:witney@simpsonsproperty.com) • [www.simpsonsproperty.com/](http://www.simpsonsproperty.com/)