



DAIRY FARMHOUSE
BUCKLAND ROAD, BAMPTON, OXFORDSHIRE

Faringdon 6 miles, Witney 6 miles, Burford 8 miles,
Oxford 19.5 miles, Oxford Parkway Station 16.5 miles
(London Marylebone from 55 minutes) Didcot Station
21 miles (London, Paddington from 37 minutes)
(all times & distances approximate)

A CHARMING FOUR BEDROOM
DETACHED PERIOD VILLAGE
HOUSE WITH OUTBUILDINGS,
PRIVATE GARDEN AND
PARKING, SITUATED IN THE
DESIRABLE MARKET TOWN
OF BAMPTON.

Ground Floor: Entrance Hall • Sitting Room • Dining
Room • Snug • Study • Kitchen/Breakfast Room • Utility
Room • Cloakroom

First Floor: Principal Bedroom with En Suite Shower
Three Further Bedrooms • Family Bathroom

Outside: Garden • Driveway Parking • Outbuildings



Butler
Sherborn

Burford Office: 2 Lower High Street, Burford,
Oxfordshire, OX18 4RR T 01993 822325
E katy@butlersherborn.co.uk
www.butlersherborn.co.uk

The London Office: 40 St James's Place, London,
SW1A 1NS. T 0207 839 0888 E enquiries@tlo.co.uk
www.tlo.co.uk

DESCRIPTION

Believed to have dated back to the 1850's, Dairy Farmhouse has been in the same family for the past 40 years. With many original features such as high ceilings, cast iron fireplaces and sash windows which offer an abundance of character and charm. The property enjoys a private garden with off road parking for several vehicles and detached outbuilding which is currently a spacious studio, additional study and workshop, ideal for buyers looking to run a small business and work from home or potential for additional accommodation (subject to necessary consents).

ACCOMMODATION

Ground Floor

The front door opens into a hallway with a door to the cloakroom, to the right a the cosy sitting room with open fireplace, engineered oak flooring, fully glazed window to the side and double doors opening on to the rear garden. From the entrance hall a door leads to the kitchen/breakfast room with tiled flooring and matching shaker style units. This is a light and welcoming room with a practical utility room at the far end, ideal for coats and boots which houses the central heating boiler. From the kitchen, a door to the dining room, with high ceilings, engineered oak flooring with stairs to the first floor landing and additional door to the rear porch, which would have been the main entrance to the original part of the property. A further door leads to the snug, with good ceiling height and a feature fireplace and engineered oak flooring, this light comfortable room offers good additional reception space.

First Floor

Stairs rise to the first floor landing give access to the principal bedroom with fully fitted wardrobes, dual aspect and door to en-suite shower room, two further double bedrooms, family bathroom and single fourth bedroom.



OUTBUILDINGS

The studio is a generous size with high ceilings and wonderful light, ideal for photography, art or a well lit hobby room or business. A separate study which is fully insulated and equipped as a comfortable home office. A further workshop with double doors offers exceptional storage with additional open port to the side. All of which offers good potential to convert to additional accommodation (subject to necessary consents).

OUTSIDE

To the front of the property is accessed off Buckland Road via a five bar gate on to a courtyard of block paved area, allowing access for several vehicles, beyond is the rear garden, mainly laid to lawn.

SITUATION & AMENITIES

Bampton is a pretty village situated in the Thames Valley countryside, between the Cotswolds and the Vale of the White Horse. It has many fine period properties and a broad central market square. Until the 18th Century Bampton was an important market town, specialising in tanning and leather goods. More recently it has become renowned as one of the locations of Downton Abbey. It offers an excellent range of amenities for a village of its size including a small supermarket and an award winning butcher/delicatessen, hairdresser, cafes, post office, several pubs, medical centre with pharmacy, a library and a popular garden centre, as well as one of the largest churches in West Oxfordshire. More comprehensive amenities can be found in Faringdon and Witney.

There is a village primary school in Bampton (Ofsted:Good) and the highly regarded secondary school at Burford is nearby. The excellent choice of independent schools in the area include Hatherop Castle, Cokethorpe and St Hugh's, with many renowned schools in and around Oxford.

Other historic larger centres such as Oxford, Cheltenham, and Cirencester are within driving distance. Communications are good with access to the A40 connecting to the M40 to London, and the M5 to the west. Rail stations at Oxford Parkway and

Didcot provide a regular service to London Marylebone and Paddington taking from 55 and 37 minutes respectively. There are regular buses to both Witney and Oxford.

Sporting and cultural opportunities include golf at Burford, Wychwood and Witney. Racing at Cheltenham, Newbury and Stratford-upon-Avon. Theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon.

SERVICES

Mains water, drainage, gas and electricity. Gas fired central heating. Underfloor heating in the kitchen. Fibre broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

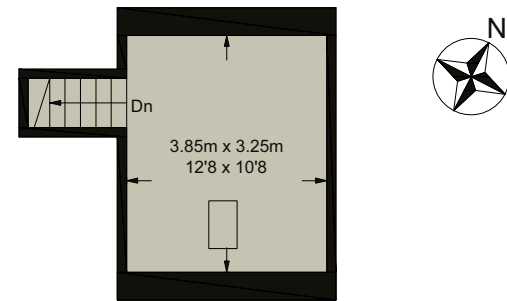
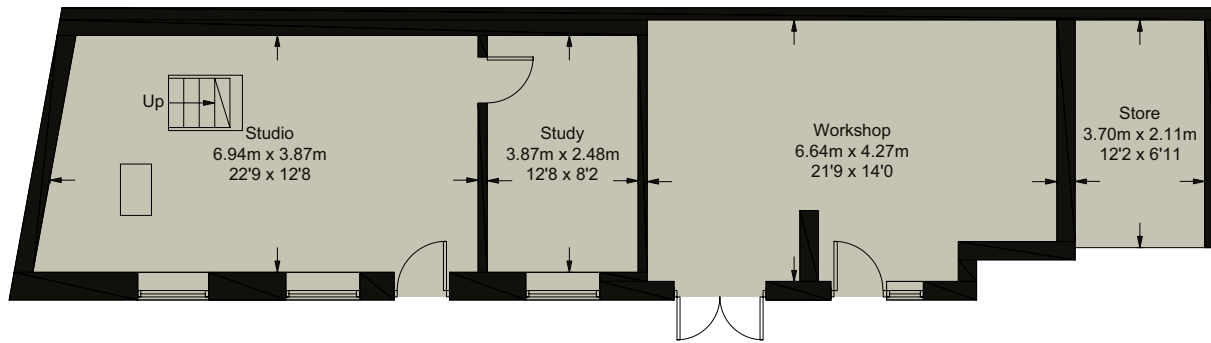
TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk
Council Tax: Band E

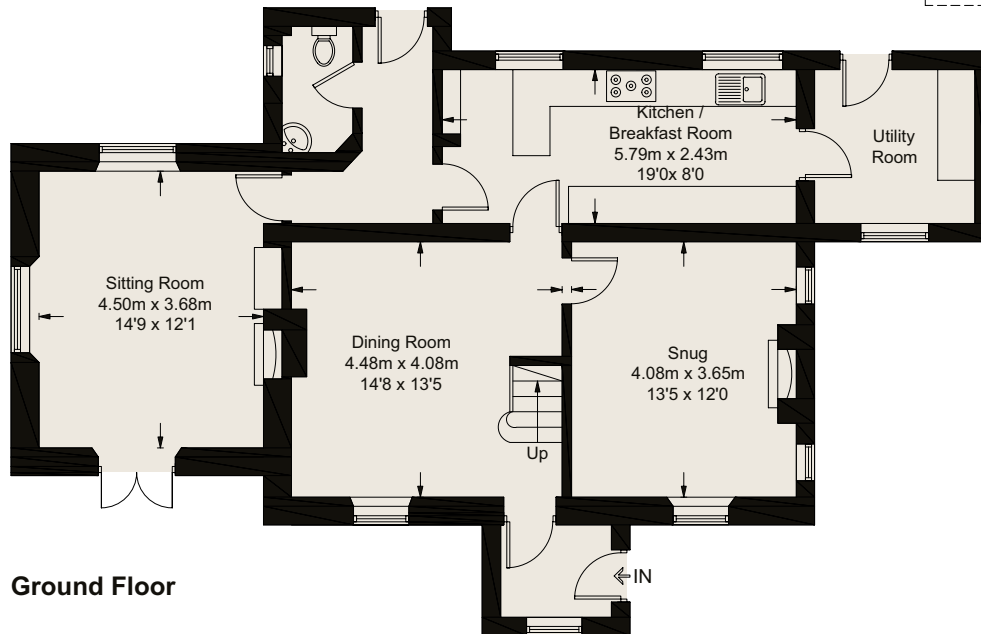




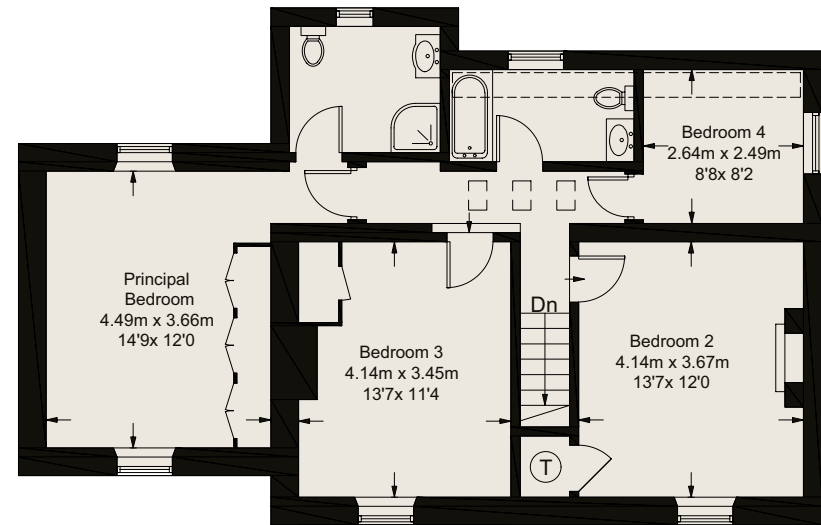
Outbuilding Ground Floor
(Not Shown In Actual Location / Orientation)

Outbuilding First Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Approximate Gross Internal Area = 162 sq m / 1739 sq ft
 Outbuildings = 74 sq m / 798 sq ft
 Total = 236 sq m / 2537 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1024401)



VIEWINGS

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E katy@butlersherborn.co.uk

DIRECTIONS (POSTCODE OX18 2AA)

From Burford take the A40 in the direction of Oxford. After 1.9 miles turn right, signposted Brize Norton. Follow this road and at the staggered crossroads proceed straight across into Brize Norton village. Turn right at the T-junction towards Bampton and Carterton and proceed over the mini roundabout towards Bampton on the A4095 for approximately 3 miles. On entering Bampton, turn left at the mini roundabout. The entrance to Dairy farmhouse will be found on the right hand side.

What3words: [outs.tadpoles.spent](https://www.what3words.com/outs.tadpoles.spent)



www.butlersherborn.co.uk



DISCLAIMER 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: June 2023. Particulars written: November 2023. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			66
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

