



Tudor Cottage, Bampton, Oxfordshire



The Property

A charming and historic Cotswold stone house in the heart of Bampton with off street parking and views of the Church spire.

Summary of accommodation:

Sitting room, dining room, garden room, kitchen/breakfast room, utility room, shower room/cloakroom, three bedrooms, family bathroom, walled garden, detached garage, off street parking

Services

Mains water, electricity, drainage. Gas-fired central heating.
Fibre optic broadband.



Guide price: £700,000

Tenure: Available freehold

Local authority: West Oxfordshire District Council

Council tax band: D





The Property

Tudor Cottage is a delightful period property in a beautiful location. Built of Cotswold stone under a tiled roof, the house has been sympathetically extended over the years and evolved with family requirements. Situated in the historic heart of the village, the property is not listed and is ready for the next owner to make their own mark.

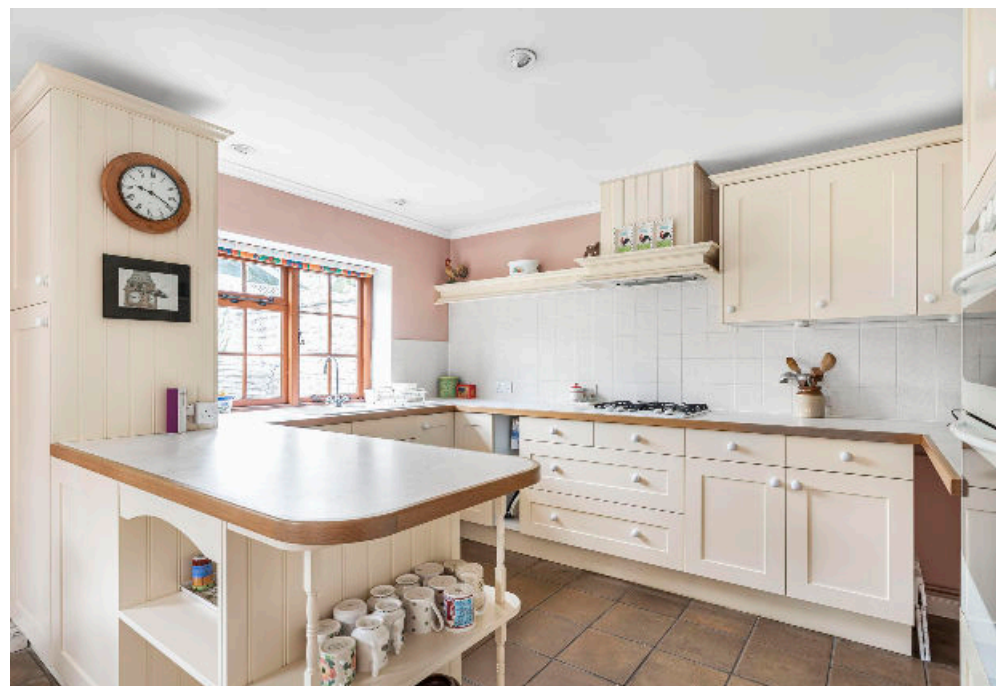
Internally there are many period features and, unusually for a property of this character, has high ceilings throughout. The formal sitting room fronts the property, and the more modern kitchen/breakfast room is to the rear overlooking the walled garden with views to the church spire. Upstairs there are three double bedrooms and a family bathroom.

Outside is a detached garage and off street parking for several cars, a major bonus in the oldest part of Bampton. There is a delightful, generous, terraced walled garden with deep herbaceous borders and a real feeling of space and privacy.

Directions (OX18 2NA)

From Oxford take the A40 to Cheltenham. On the A40 Witney bypass, take the second exit, A415 signed Abingdon and Witney. At the roundabout, take the second exit to the A415. After approx half a mile, right turn on to a small lane signed to Curbridge (if you reach Cokethorpe School, you have gone too far). Continue to Curbridge, then turn left at T-junction on to the A4095. Continue through the hamlet of Lew to the next T-junction, turning left on to Station Road, signed to Bampton.

Upon entering the village of Bampton, turn the second right on to Church View, which leads to the church. Bear left past the church, with the church on your right, and take the first left on to Church Street; Tudor Cottage is the third property on the left.







Situation

Tudor Cottage is a short walk from the shops and local attractions in the historic heart of Bampton surrounded by period properties near the Church.

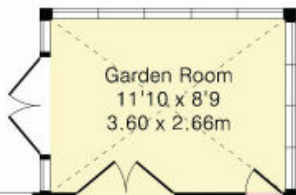
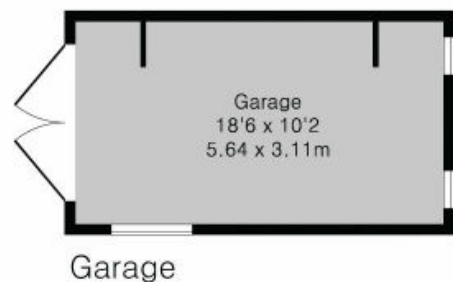
Bampton is a thriving, attractive and historic village containing a wealth of beautiful Cotswold stone properties. It is home to everyday amenities, including a primary school, shops, supermarket, a post office, a doctor's surgery and a variety of good pubs and cafes. The market towns of Witney, Faringdon and Burford are all within a short distance and provide a broader selection of facilities.

Dating back to the Iron Age, the village of Bampton is one of the oldest settlements in England. In the early Middle Ages much of its wealth was built on wool, making it home to many beautiful buildings of architectural interest that still stand today. For centuries, it has been famed as a centre for Morris Dancing, and more recently, Bampton is also known as the location of Downton Village, in the television series, Downton Abbey.

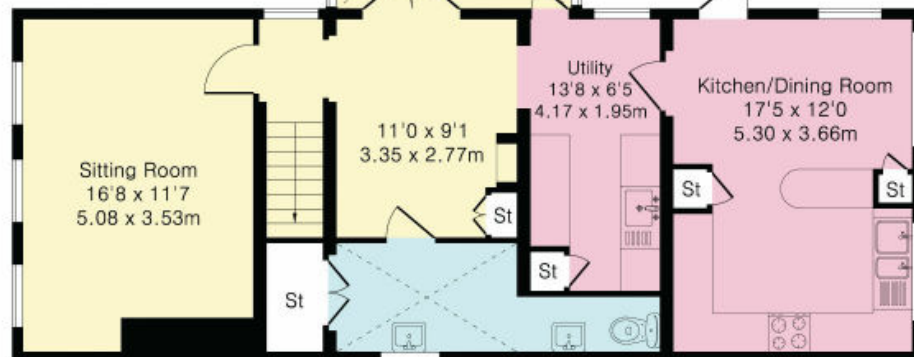
The A40 and A420 provide easy access to Oxford, the M40 and the national motorway network. A rail link from Oxford to London Paddington takes under 60 minutes; a further train service runs from Didcot to Paddington in approximately 40 minutes. Golf courses can be found at Burford, Buckland, Frilford and Oxford and racing at Cheltenham and Newbury. The area is well known for attractive open countryside and lovely walks along a network of footpaths and bridleways including the Thames Footpath. With its proximity to a selection of fantastic schools, including St Peters, Burford High, Hatherop Castle, St Hughs, Cokethorpe, The Dragon, St Edwards, Radley College and Oxford High School, the area is particularly sought-after.

Distances

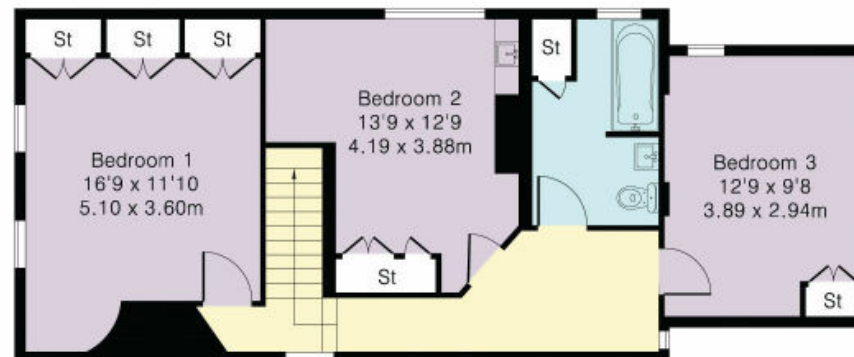
Bampton High Street 400 yards, Witney 5 miles, Burford 8 miles, Oxford 16 miles, Oxford Parkway (London Marylebone from 50 minutes) 16 miles, Didcot Parkway (London Paddington from 40 minutes), London 70 miles (All distances and times are approximate)



Approximate Gross Internal Area 1712 sq ft – 160 sq m
 Ground Floor Area 857 sq ft – 80 sq m
 First Floor Area 666 sq ft – 62 sq m
 Garage Area 189 sq ft – 18 sq m



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.

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