



Janabia
Church View | Bampton | Oxfordshire | OX18 2NE

FINE & COUNTRY

JANABIA

Janabia is a super family home tucked away just a short stroll from the heart of the historic and beautiful market town of Bampton.

This superb four bedroom home is surrounded by delightful gardens and hidden away in a private setting just moments from the beautiful historic church and everything Bampton has to offer.

Janabia is a substantial and practical family home that has been in the same family since it was built. With 2,800 sq ft of flexible accommodation, it is clear this property was designed by a family to suit everyone's needs. There are four reception rooms offering large spaces to gather together and quieter corners to work or study, as well as four double bedrooms, all with built in wardrobes and two ensembles.

Additionally, there are two garages with a fantastic room above, which could be a great gym, studio or office.

The outside space is an absolute delight. The property is tucked away in a wonderfully private and peaceful setting with the most beautiful enclosed gardens and a large driveway.



Ground Floor

As you step through the front door, this property will impress you instantly. There is a welcoming central entrance hall leading to all four reception rooms, meaning the ground floor space flows perfectly.

There is a super dual aspect sitting room overlooking the front and rear garden, a formal dining room, large kitchen / breakfast room with access to a utility / boot room and a cloakroom. There are two more reception rooms, offering opportunities for a playroom, snug or office.













First Floor

Stairs rise from the entrance hall to the first floor, where the space and practical layout continue, without compromise. There is an impressive primary suite with fitted wardrobes and shower room. There is a second ensuite double bedroom, also with fitted wardrobes. There are two more double bedrooms with fitted wardrobes and a family bathroom.









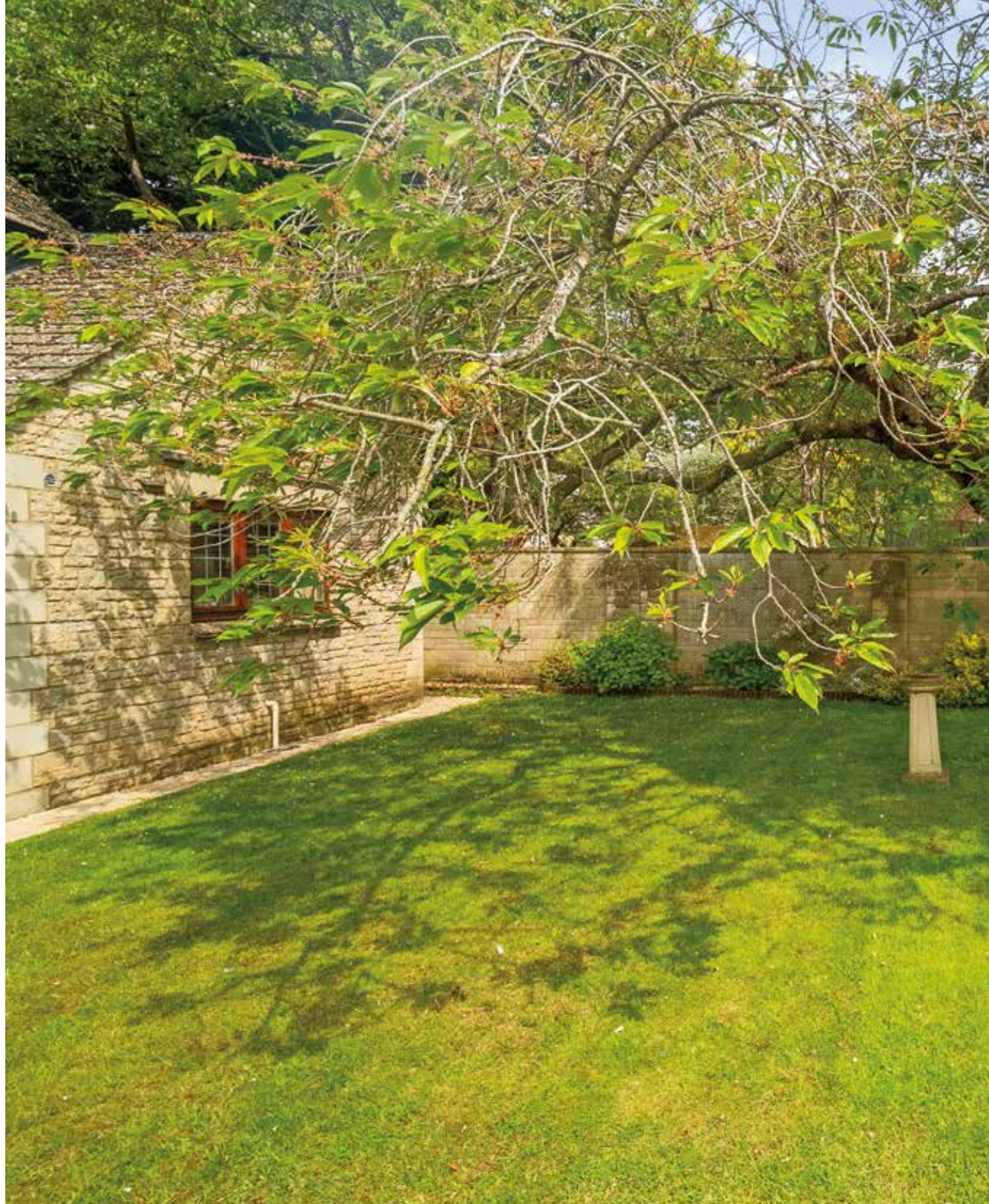




Step Outside

Janabia is set back from the road and hidden from view. You drive through an archway linking the two garages, where you will find a large driveway and private front garden. The detached garages have a room above, which is a perfect studio or gym away from the main house.

The rear garden is a true haven and wonderfully private, beautifully designed to make the most of the space throughout the year. The garden is perfect for keen gardeners, little explorers and al fresco dining with a wonderful patio area, large lawn area, and a variety of shrubs and trees offering colour and wildlife through the seasons. Having private front and rear gardens means there is always a sunny spot to enjoy throughout the day.







LOCATION

Bampton is a historic and sought-after market town in Oxfordshire. It is so charming and beautiful that it was used as a filming location for Downton Abbey. Bampton isn't just picture perfect though, it is a thriving town with an active community, great schooling options and an array of amenities. You have everything you need on your doorstep here, from a fabulous garden centre, great coffee shop, delicatessen, pubs, restaurants and sports clubs, and even more in the surrounding villages, all just 6 miles from Witney and 8 miles from Burford.

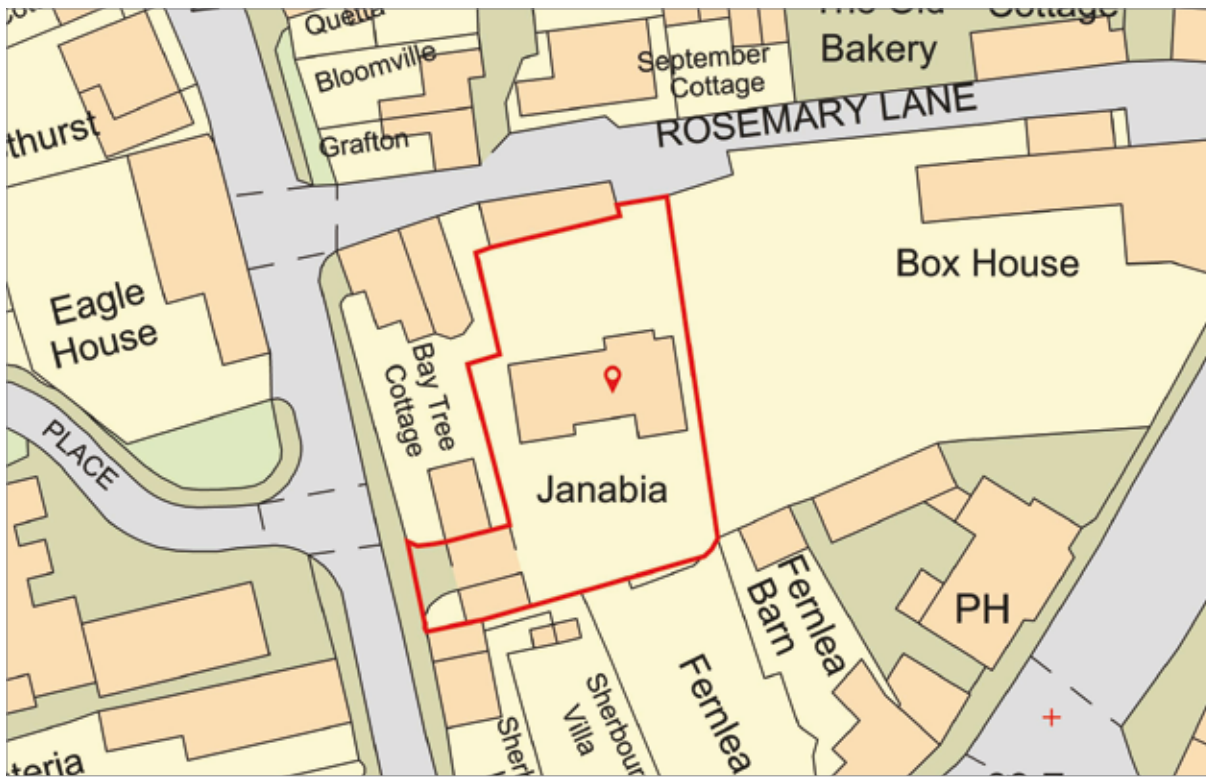
Bampton is very well place for great state and independent schooling options. As well as its own highly regarded primary school, Cokethorpe School is just 6 miles away and St Hugh's Prep School is 5 miles away.

In addition to a range of amenities within Bampton itself, Witney offers an even larger choice of shops, larger supermarkets, restaurants and facilities. Hanborough Train Station is just 12 miles away, with its direct link to London Paddington.

Directions

Postcode: OX18 2NE/ what3words: crowds.equity.origins





Services:

Mains gas, water, drainage and electricity.
 Mobile Phone Coverage - 4G mobile signal is available in the area, we advise you to check with your provider

Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 1,000 Mbps

Special Notes - There are covenants on the property - please speak with the agent for further information.

The property is situated in a conservation area.

Construction Type - Standard

There are two garages and a driveway with off street parking for up to 5 vehicles

Tenure - Freehold

Local Authority
 West Oxfordshire District Council
 Council Tax Band F

Viewing Arrangements
 Strictly via the vendors sole agents Fine & Country on 01608 619 919.

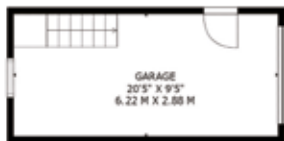
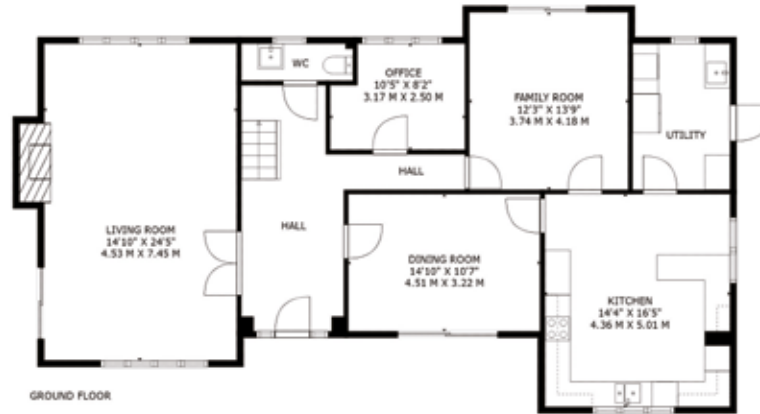
Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm
 Saturday 9.00 am - 4.30 pm
 Sunday By appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	87 D	75 C
30-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 2873 sq ft, 267 m²
 GARAGE: 374 sq ft, 35 m²
OVERALL TOTALS: 3247 sq ft, 302 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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Emma is the Associate Partner for Fine & Country in Oxfordshire & the Cotswolds. She lives in the Cotswolds with her husband, children and two dogs. She is completely immersed in, and passionate about, the area she lives and works in and is perfectly placed to advise you on all aspects of moving to and within the area.

Emma has a depth of knowledge and experience from 19 years of working in the property industry as an Estate Agent in Oxfordshire and the Cotswolds. She has run highly successful businesses during changing and challenging markets, training her staff to her own exacting standards and creating a reputation as an honest and reliable professional who will guide you through the whole process and get you the best result for the circumstances.

Emma is dedicated to providing exemplary service throughout the whole buying and selling journey, offering expert and honest advice and developing long term relationships as a trusted advisor and friend to her clients.

YOU CAN FOLLOW EMMA ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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