

HIGH HOUSE  
BAMPTON ROAD  
BLACK BOURTON OX18 2PD

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# High House, Bampton Road

Black Bourton OX18 2PD

Nicely positioned on the edge of the thriving village of Black Bourton this attractive, three bedroom Grade II Listed home offers an abundance of characterful features throughout, generous garden and fields beyond.

The spacious accommodation is set across three floors and includes a superb kitchen/diner with a wide range of units, integrated Neff oven, fabulous electric Aga and timber work surfaces. Double doors to the garden provide plenty of natural light and a lovely outlook. The separate dining room with fireplace and exposed stone walls is an excellent space for the family to gather. The Inglenook fireplace with stove in the sitting room provides a fabulous area for the family to relax on those colder evenings. The third reception also has a fireplace with cast iron fire on a stone hearth has doors to the garden allowing plenty of natural light to fill the room. Timber doors, engineered oak flooring, stone mullion windows, shutters, exposed beams and stonework are just a few of the period features this wonderful family home has to offer.

There are delightful south-easterly facing gardens, and outbuilding for a home office and utility space. Ample parking.

**Guide Price: £750,000**

 3

 3

 1



South Facing











**Council Tax:**  
Band F - £3,359.06

**Local Authority**  
West Oxfordshire  
District Council

**Parking**  
Ample driveway for  
several vehicles

**EPC  
EXEMPT**

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# “Agent's comment”

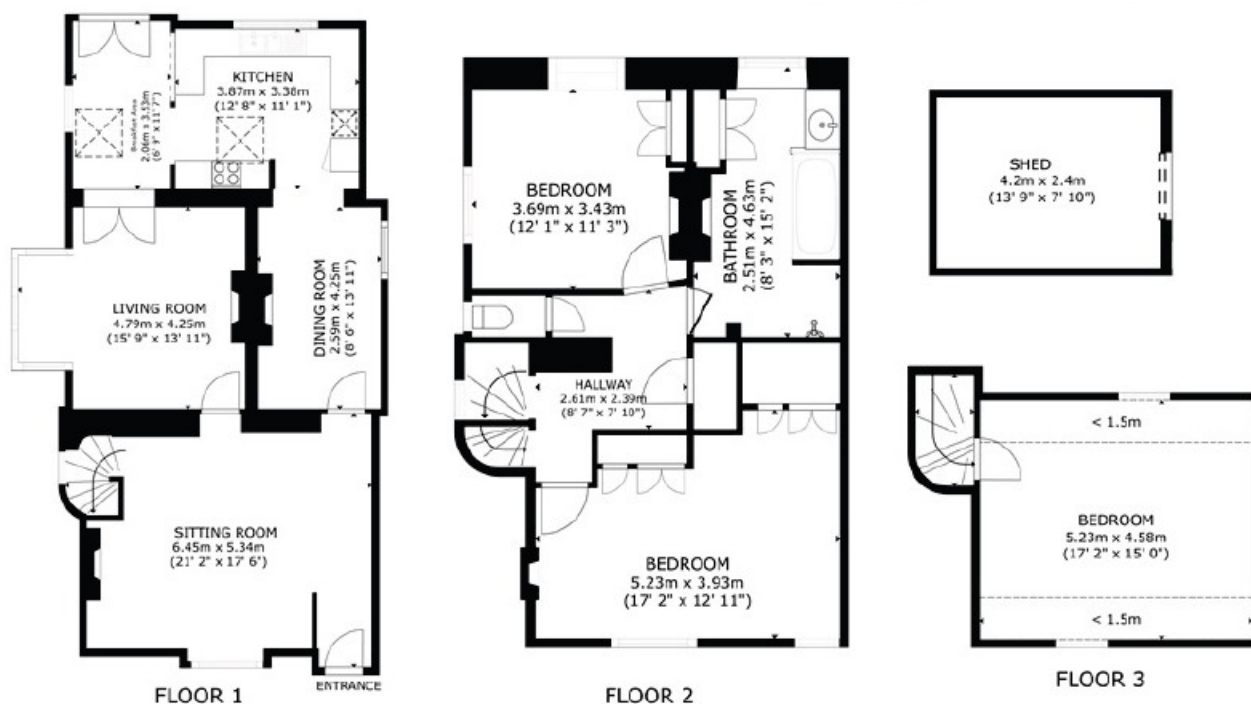
*Offering 1,734 sq ft of characterful living space, this beautifully presented family home offers the perfect balance of period features and modern family living.*

*Open countryside walks are within easy reach and the village has The Vines public house, a recreational park with tennis court and village hall.*

*The thriving village is within easy reach of the Cotswold town of Burford and the bustling market town of Bampton with its array of eateries, shops and recreational amenities.*



## HIGH HOUSE FLOORPLAN



GROSS INTERNAL AREA  
FLOOR 1 85.3 m<sup>2</sup> (918 sq.ft.) FLOOR 2 30.9 m<sup>2</sup> (332 sq.ft.) FLOOR 3 18.0 m<sup>2</sup> (194 sq.ft.)  
EXCLUDED AREAS: REDUCED HEADROOM 8.4 m<sup>2</sup> (90 sq.ft.)  
TOTAL: 160.1 m<sup>2</sup> (1,724 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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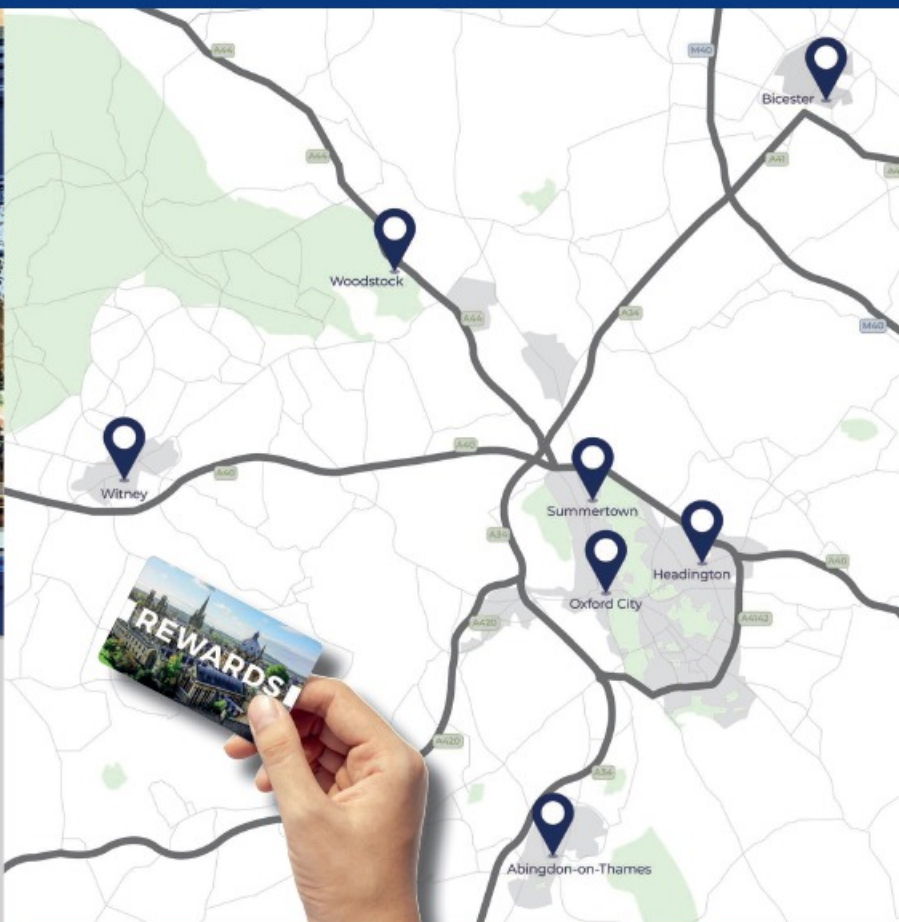




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