

DAIRY FARMHOUSE

BUCKLAND ROAD, BAMPTON OX18 2AA

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Positioned on the edge of this desirable village, Dairy Farmhouse is a characterful home dating back to the 1850s. In the same ownership for over four decades, the property has been well maintained and seamlessly blends both historic charm and modern conveniences. The sash windows and high ceilings create a light and airy feel throughout with cast iron fireplaces adding a touch of elegance and warmth to the living areas, perfect for cosy evenings. Offering a total living area spanning approx. 1739 sq ft, this property offers plenty of room for growing families or those who desire extra space for guests or personal pursuits.

The well-tended garden is laid mainly to lawn with an array of mature trees, shrubs and planted borders, and a paved area provides a superb spot for some alfresco dining. For those who value creativity and productivity, a substantial outbuilding offers an impressive studio filled with light, study/home office and workshop.

GUIDE PRICE

£865,000

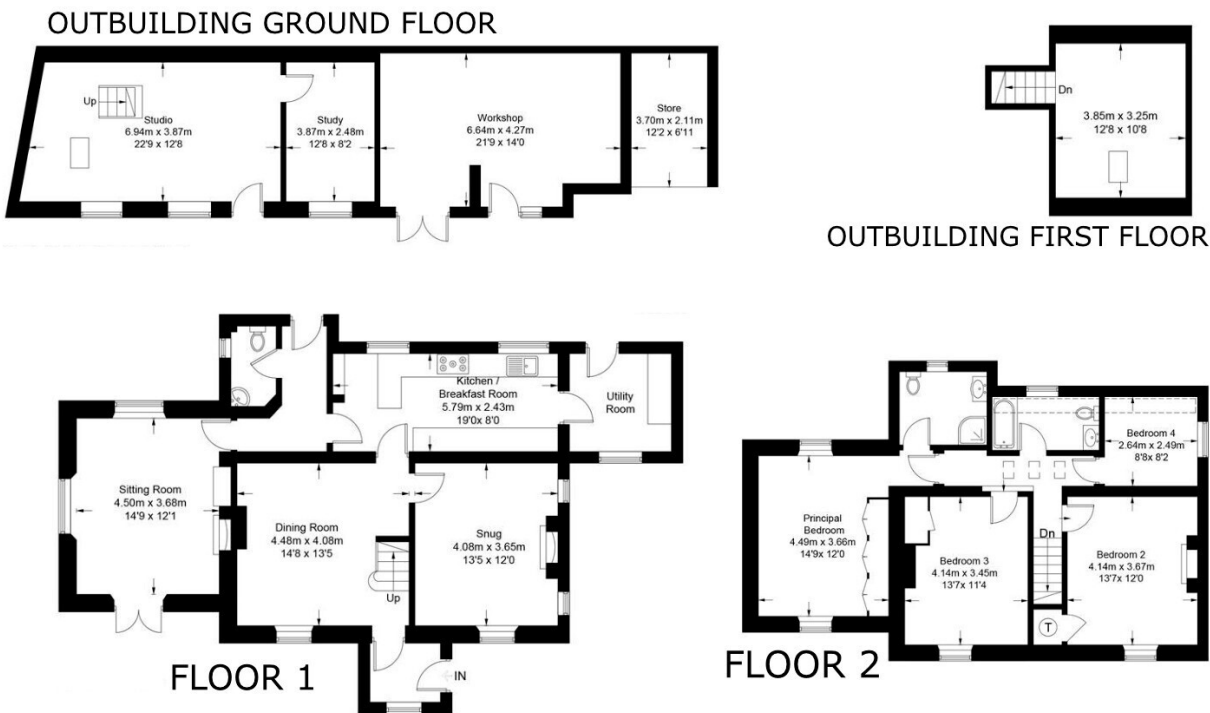


Generous





Buckland Road Floor Plan



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)



Council Tax:
Band F - £3,538.02

Parking:
Off-street parking

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

“LOCATION COMMENT

Bampton sits close to the edge of the Cotswolds and is one of the oldest and prettiest villages in the area. While it retains much of the character of the traditional Cotswold village, it is also a hive of activity with a multitude of events taking place throughout the year and renowned as the historic home of Morris dancing - something for everyone.

Bampton is also the envy of many of the neighbouring villages in that it boasts an excellent array of amenities for a village of its size. It has a primary school, doctors surgery, post office, library, a sports ground and pavilion, an art gallery, two churches, a primary school, a medical centre and of course a market square. The bustling market town of Witney and Cotswold town of Burford are just a short drive.



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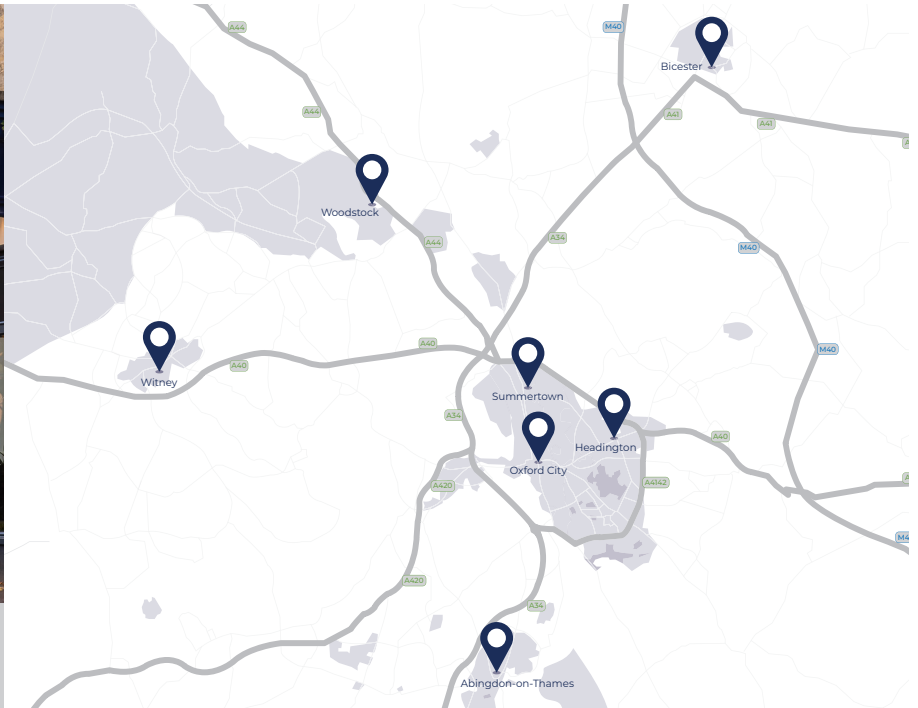
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