

UPHAM HOUSE

THE LANES, BAMPTON OX18 2JG

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Nestled in the heart of the pretty village of Bampton, this exceptional family home enjoys a gated, tucked-away position along The Lanes is just a five minute walk from the extensive array of amenities in the pretty village centre. This beautifully presented home offers a perfect blend of traditional charm with its wood burning stove and Aga kitchen, and modern luxury. The generously sized sitting room has a welcoming wood-burning stove, and the four reception rooms offer superb space for family entertaining. On the first floor there are four double bedrooms and three contemporary fitted bathrooms. Entrance to the light-filled studio is through a bedroom and the studio has a staircase leading to the ground floor and its own front door, offering the potential for a separate annex. Outside, the generous outdoor space affords good privacy and the well-tended, landscaped gardens provide a delightful escape from the everyday busy life. Further attributes are the double garage and ample gated parking.



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GUIDE PRICE

£1,000,000

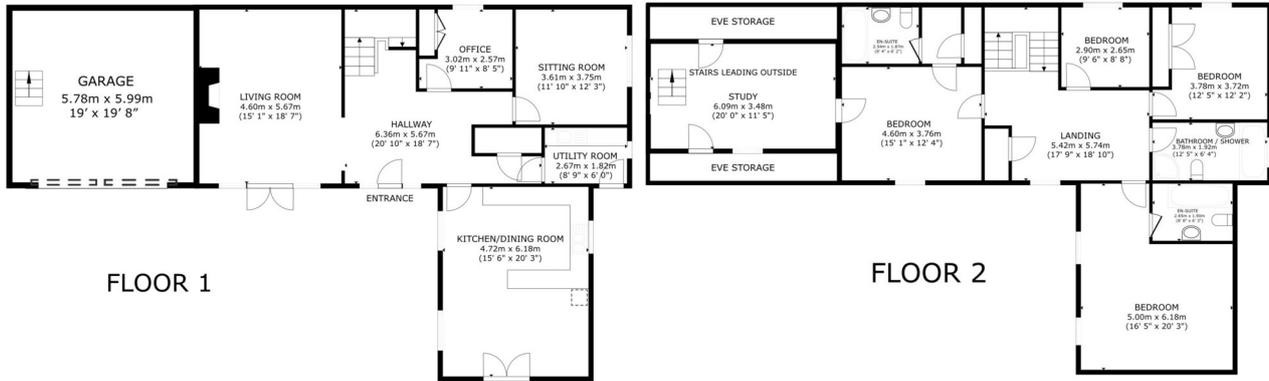


Generous





Upham House Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 107.9 m² (1,162 sq.ft.) FLOOR 2 133.7 m² (1,439 sq.ft.)
 TOTAL : 241.6 m² (2,601 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
 Band G - £4,082.33

Parking:
 Double Garage & Driveway

Local Authority:
 West Oxfordshire District Council

**AWAITING
 EPC**

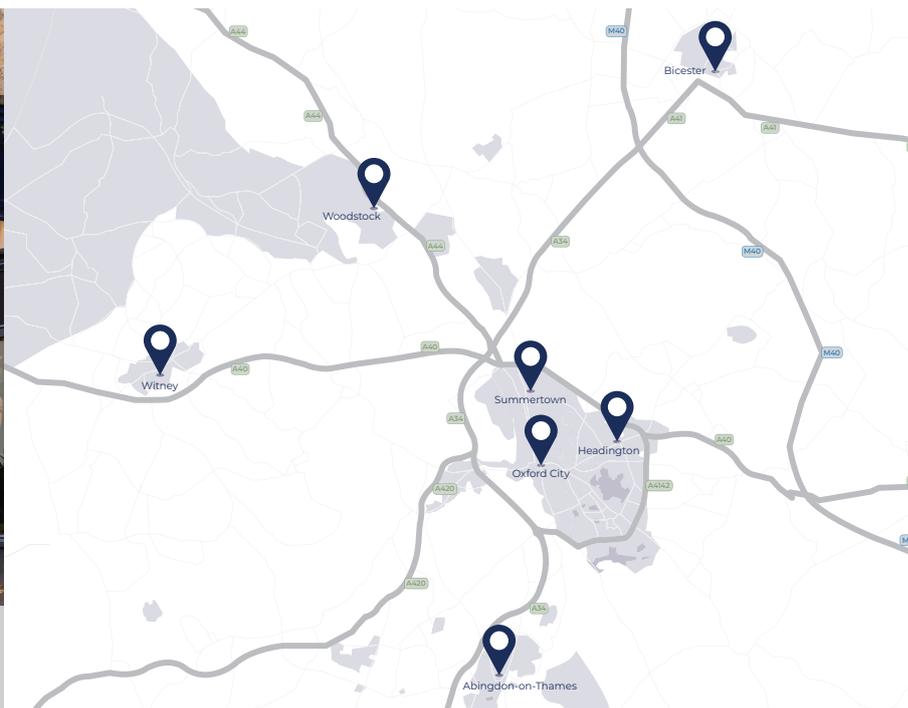
LOCATION COMMENT

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, annual Donkey Derby and the village is the location for the fictional Downton - 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, Co-op independent butchers, a post office, library, a sports ground and pavilion, an art gallery, two churches, an array of coffee shops and pubs, and a market square.



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