

22 THE LANES

BAMPTON OX18 2JG

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An idyllic spot for retirement! Nestled in the heart of Bampton within walking distance of the bustling Market Square. The Lanes is a quiet, safe and friendly retirement complex of just 24 homes with an onsite Warden, and Careline alarm service. No. 22 has an attractive approach with a small grassed area and mature shrubs. Presented in excellent order throughout, the entrance hall opens to the light and airy sitting area with feature fireplace which in turn flows through to the dining/modern kitchen area. There is ample space for a dining table and chairs overlooking the private patio area and communal garden with stone walling and trees beyond the boundary.

The pretty communal grounds enjoy a southerly aspect and are meticulously maintained with lawns and a host of flowering shrubs and plants. Resident parking with visitor spaces are further attributes. Offered with no onward chain this fabulous retirement property is ready to move into. 986 years remaining on the lease.

GUIDE PRICE

£250,000



2



2



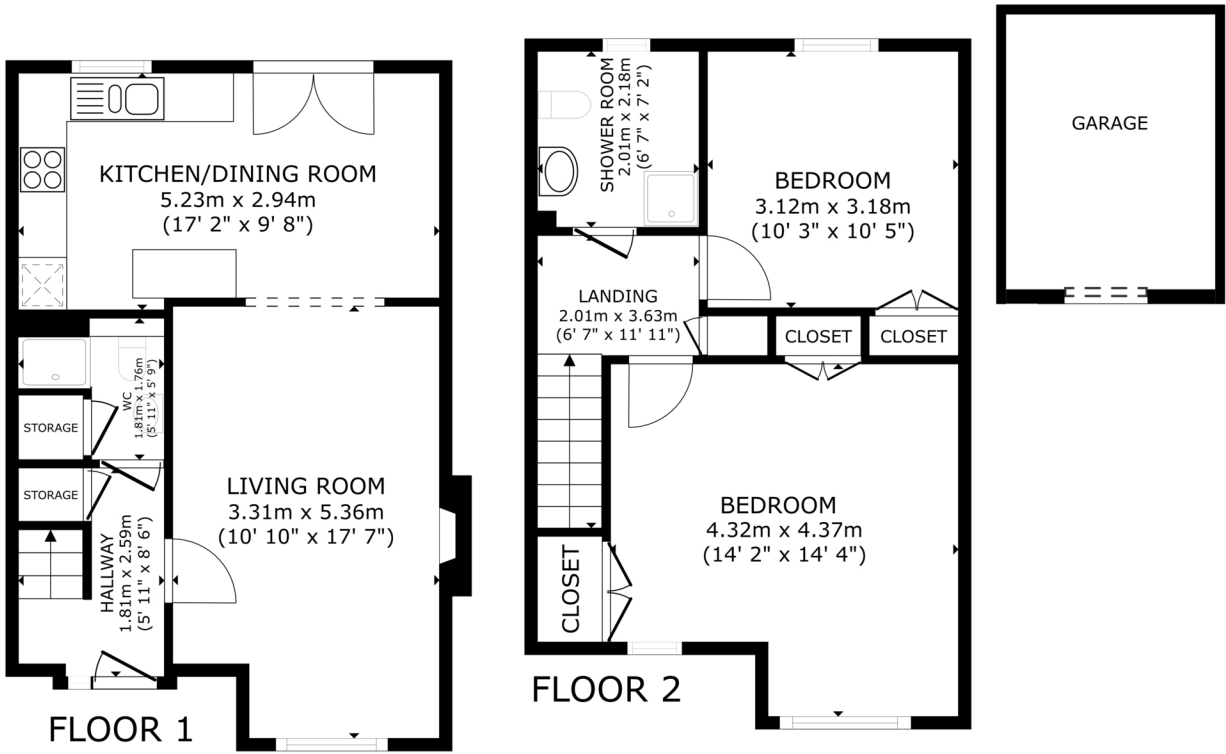
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Private patio







GROSS INTERNAL AREA
FLOOR 1 40.7 m² (438 sq.ft.) FLOOR 2 40.5 m² (435 sq.ft.)
TOTAL : 81.1 m² (873 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band D - £2,449.40

Parking:
Garage & 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		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

“LOCATION COMMENT

Bampton is a bustling village which sits on the edge of the Cotswolds and is indeed one of the oldest in the area. The idyllic location offers a vast array of country walks passing the Church and onto the fields in less than ten minutes. There are also some beautiful walks through nearby woods and onto the River Thames which is approximately two miles distant. Whilst retaining 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. Bampton boasts an excellent array of amenities for a village of its size with a post office, library, doctors' surgery a sports ground and pavilion, an art gallery, bistro/wine bar, coffee shop, two churches, primary school, and of course the Market Square.



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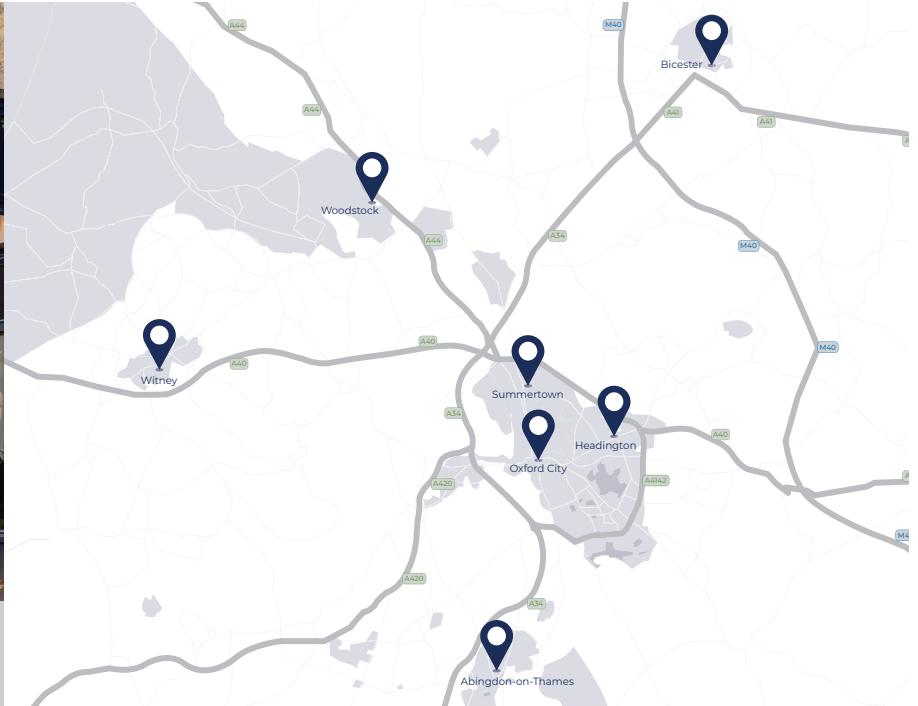
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