



Connells

Calais Dene  
Bampton



# Calais Dene Bampton OX18 2NR

for sale  
£400,000



## Property Description

Presented to the market with no onward chain, this impressive four bedroom detached family home sits within the highly desirable village of Bampton, tucked away in the popular cul-de-sac of Calais Dene. The property offers an exciting opportunity for buyers looking for a home with excellent potential for further modernisation.

Upon entering Calais Dene, you are welcomed by an entrance porch that opens into a separate dining room. The ground floor also features a generous dual aspect lounge, filling the space with natural light throughout the day. A separate kitchen and a convenient downstairs cloakroom complete the ground floor layout.

Upstairs, the first floor provides a three-piece family bathroom and four well-proportioned bedrooms, three of which are comfortable doubles.

Externally, the property boasts a delightful rear garden perfect for families who appreciate outdoor living. There is a garage and driveway to the side of the home which offers practical parking and storage options.

Viewings are strongly encouraged to fully appreciate the potential and charm this home has to offer.

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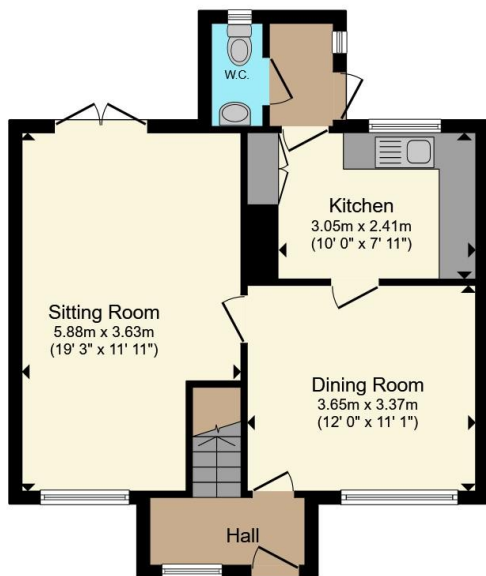
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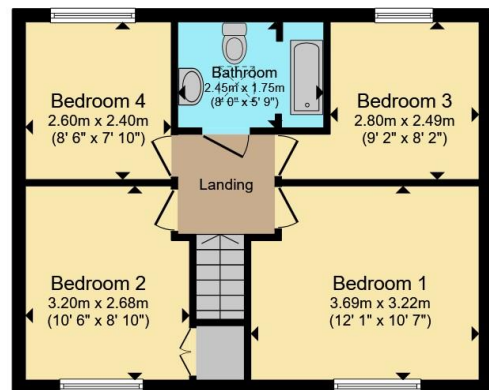
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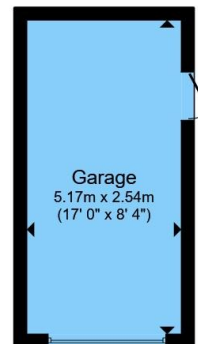




**Ground Floor**



**First Floor**



**Garage**

Total floor area 107.8 m<sup>2</sup> (1,160 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01993 778 281**

**E [witney@connells.co.uk](mailto:witney@connells.co.uk)**

13 Corn Street  
WITNEY OX28 6DB

EPC Rating: Council Tax  
Awaited Band: E

**view this property online [connells.co.uk/Property/CAR104108](http://connells.co.uk/Property/CAR104108)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: CAR104108 - 0003