



Bridge House  
Bampton Road | Black Bourton | Bampton | Oxfordshire | OX18 2PD

 FINE & COUNTRY

# BRIDGE HOUSE



*A quintessential Cotswold Georgian country home with a two-bedroom cottage and one-bedroom ancillary accommodation in one of West Oxfordshire's most idyllic village settings.*



# KEY FEATURES

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Nestled in the heart of the picturesque Oxfordshire village of Black Bourton, Bridge House is a truly enchanting Cotswold stone residence that effortlessly blends timeless period charm with versatile modern living. Believed to date back to the late 17th century, this elegant country home enjoys beautifully proportioned accommodation, mature landscaped gardens, and the rare benefit of both a self-contained cottage and an annexe apartment, creating a wonderful opportunity for multi-generational living, guest accommodation, holiday letting potential, or working from home.

Occupying an enviable position within this sought-after village, Bridge House exudes warmth and character throughout, with honeyed Cotswold stone elevations, traditional architectural detailing, and an atmosphere that perfectly captures the essence of refined country living.

- Enchanting late 17th-century Cotswold stone country home
- Idyllic village setting in the sought-after Oxfordshire village of Black Bourton
- Versatile accommodation including two-bedroom cottage and annexe apartment
- Elegant principal bedroom suite with roll-top bath and garden views
- Characterful reception rooms with fireplaces, flagstone floors, and wood burner
- Traditional country kitchen centred around an Aga
- Beautiful mature gardens extending to circa 1.1 acres with glazed summerhouse, entertaining terrace, and vegetable garden
- Barn-style gym/home office seamlessly connected to the main house
- Double carport



# STEP INSIDE

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The property is approached via a welcoming entrance hall which immediately sets the tone for the home, introducing a wealth of charm and period detailing. Flagstone flooring, exposed beams, and original features combine beautifully with carefully considered interiors, creating elegant yet comfortable living spaces.

The principal reception rooms offer excellent versatility for both family life and entertaining. The living room is a beautifully balanced space centred around an impressive fireplace, creating a warm and inviting atmosphere, whilst enjoying wonderful views across the gardens. A further sitting room provides an additional retreat, ideal for quieter evenings or informal gatherings.

The kitchen has been thoughtfully designed to combine practicality with classic country styling, centred around a traditional Aga which creates both a striking focal point and the true heart of the home. Offering an excellent range of cabinetry and workspace together with views across the gardens and surrounding grounds, the kitchen perfectly balances character and functionality whilst providing a wonderfully sociable setting for everyday living and entertaining alike.

At the heart of the home lies the charming dining room, complete with flagstone flooring, vaulted ceiling, character fireplace with wood-burning stove, and a door opening directly onto a pretty courtyard, seamlessly connecting the indoor and outdoor spaces during the warmer months.

Flowing beautifully from the dining room is a superb barn-style space currently utilised as a gym, offering excellent versatility and equally suited as a home office, studio, or additional reception area. Rich in character and seamlessly connected to the main house, it creates a wonderful continuation of the living accommodation whilst enhancing the overall sense of space and flexibility within the home.

The bedroom accommodation is arranged over the upper floors and provides a wonderful balance of comfort and flexibility. The principal bedroom suite is a truly exceptional retreat, beautifully appointed and full of character, featuring a luxurious freestanding roll-top bath positioned within the bedroom itself, creating an indulgent boutique-hotel atmosphere. Steps lead down to the accompanying bathroom/shower room, where wonderful views across the gardens provide a tranquil and relaxing backdrop.

Further accommodation comprises two additional double bedrooms together with a single bedroom, all served by a well-appointed family bathroom, making the property ideally suited to both family living and visiting guests.





# SELLER INSIGHT

“ I fell in love with Bridge House long before we ever lived here. Whenever I visited Black Bourton, I would admire it from afar, never quite imagining that one day it might become our home. When it finally did, it more than lived up to that early impression - a beautiful, characterful house set in a truly special place, with a quiet charm that reveals itself more deeply over time.

Inside, there is a richness to the atmosphere that makes everyday living feel quietly indulgent. I've always loved sitting by the fire in the drawing room, especially on colder evenings, but the dining hall is perhaps the most memorable space of all. There is something wonderfully atmospheric about it, particularly when lit by candlelight, and it has been the setting for many unforgettable dinner parties. Details such as the traditional window shutters only add to the experience; closing them at night brings a sense of calm, as though gently shutting out the world beyond.

The layout of the house has proven both practical and generous. There truly is a space for everything - from cooking and entertaining to working, exercising, and unwinding. One of the more surprising highlights is the laundry room, once described to us as “the best in England,” and it has certainly lived up to that reputation. Over the past eight years, we have carefully renovated the house, updating bathrooms and interiors, extending the cottage, and adding a barn, all while preserving the character that first drew us here.

Working from home has been effortless in a house of this scale. My husband and I can spend entire days working in different parts of the house, each with our own space, yet still come together easily at the end of the day. When a break is needed, the gardens offer the perfect escape - a quiet walk, a moment of fresh air, and a chance to reset.

The gardens themselves are one of Bridge House's greatest joys. They unfold into a series of distinct spaces: seating areas for different times of day, a productive vegetable garden, and room for hens and ducks to roam. There are far-reaching views across the surrounding countryside, and a woodland walk that comes alive in spring with snowdrops, crocus, and bluebells. We added a greenhouse a few years ago, and it has become a favourite spot for an early evening glass of wine.

This has been a house made for family life. Christmas here has always felt magical, with ample space to welcome extended family and create lasting memories. Over the years, Bridge House has been home not only to us, but to generations of family, along with a lively mix of dogs, hens, and ducks - all adding to its warmth and character.

Black Bourton itself strikes a perfect balance between community and privacy. There are local events for those who wish to be involved, yet it is equally easy to enjoy complete peace and seclusion. Nearby, there are wonderful walks across the fields to well-loved pubs, and the surrounding area offers excellent schools and amenities within easy reach.

If I were to offer any advice to the next owners, it would simply be to embrace what makes this house so special. Fill it with family and friends, enjoy the sense of history that runs through its walls, and don't forget to close the gates from time to time and savour the rare peace it offers. Leaving will be difficult, but it feels like the right moment to begin a new chapter, and to pass Bridge House on to someone who will love it just as much as we have.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







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# COTTAGE & ANCILLARY ACCOMMODATION

Complementing the principal residence is a delightful two-bedroom cottage together with a separate one-bedroom annexe apartment, both offering exceptional flexibility. Ideal for extended family, visiting guests, independent teenagers, holiday letting opportunities, or home office use, these ancillary accommodations significantly enhance the lifestyle appeal of the property.









# STEP OUTSIDE

Bridge House is surrounded by beautifully mature gardens and grounds extending to around 1.1 acres, thoughtfully landscaped to create a wonderful sense of privacy and tranquillity. Sweeping lawns, established planting, and charming seating areas provide idyllic spaces for both entertaining and relaxation. Of particular note is the beautiful glazed summerhouse, perfectly positioned within the gardens to enjoy the peaceful surroundings and offering an idyllic retreat for entertaining, reading, or simply unwinding whilst taking in the views of the grounds.

The generous patio terrace, accessed directly from the kitchen, provides a wonderful setting for al fresco dining and summer entertaining. It creates a seamless extension of the living accommodation and offers the perfect backdrop for enjoying long summer evenings in this idyllic village setting.









# LOCATION

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Black Bourton is a quintessential Oxfordshire village, idyllically positioned just 8 miles south-west of Witney. Rich in history and rural charm, the village is centred around its magnificent 12th-century Norman church, which remains at the heart of community life and hosts a variety of social events including concerts, coffee mornings, gardening clubs, and film evenings.

The village offers a wonderful sense of community, further enhanced by the Vines public house, a recreational park with tennis court, and a shared village hall with neighbouring Alvescot. Together, these amenities create a warm and welcoming atmosphere rarely found in modern village life. Just a mile away the gastro pub destinations The Mason's Arms and The Double Red Duke can be found in Clanfield.

For day-to-day amenities, the thriving market village of Bampton is less than five minutes away, providing an excellent range of independent shops, cafés, and a medical practice.

The area is also exceptionally well placed for families, with a selection of highly regarded schools nearby including primary schools in Alvescot, Bampton, and Clanfield, together with Burford School and the renowned Cokethorpe School near Witney. Excellent independent options such as Hatherop Castle and St Hugh's further complement the educational offering.

Combining timeless countryside appeal with excellent accessibility and local amenities, Black Bourton offers an exceptional lifestyle in one of Oxfordshire's most desirable village settings.





# INFORMATION

## Services, Utilities & Property Information

Tenure – Freehold

Council Tax Band G for main house and A for annexe - West Oxfordshire District Council

Property Construction – Standard – Cotswold stone & tiled roof – semi-detached

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Septic tank - there will maintenance costs so please speak with the agent for further information.

Heating – Oil-fired central heating - there will maintenance costs so please speak with the agent for further information.

Broadband – FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Carport parking for 2 cars. Driveway parking for 4 cars.

Total Internal Floor Area – 3,395 sq. ft

Notes – The property is Grade II Listed.

The current owner has advised that the property experienced groundwater flooding affecting the ground floor in 2007. According to the GOV.UK flood risk mapping service, the property is currently classified as being at 'Very Low Risk' of surface water flooding. Prospective purchasers are advised to carry out their own due diligence and may wish to make further enquiries with their solicitor.

## Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01608 619 919 – [kathryn.anderson@fineandcountry.com](mailto:kathryn.anderson@fineandcountry.com).

## Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-and-cirencester-estate-agents>



**Approximate Gross Internal Area 3395 sq ft - 316 sq m  
(Excluding Outbuilding)**

Ground Floor Area 2057 sq ft – 191 sq m  
 First Floor Area 1031 sq ft – 96 sq m  
 Outbuilding Area 117 sq ft – 11 sq m  
 Annexe Area 307 sq ft – 29 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		44 D
39-54	E		
21-38	F	28 F	
1-20	G		

Whilst we carry out reasonable due diligence prior to marketing a property to let and endeavour to provide accurate information, prospective tenants are advised to satisfy themselves as to the suitability of the property prior to entering into any agreement. All information is provided to the best of our knowledge and should not be solely relied upon. Responsibility for verifying matters such as council tax banding, utilities, broadband availability, flood risk and any other relevant factors rests with the prospective tenant.



# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service. When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!

“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”

“Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!”

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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