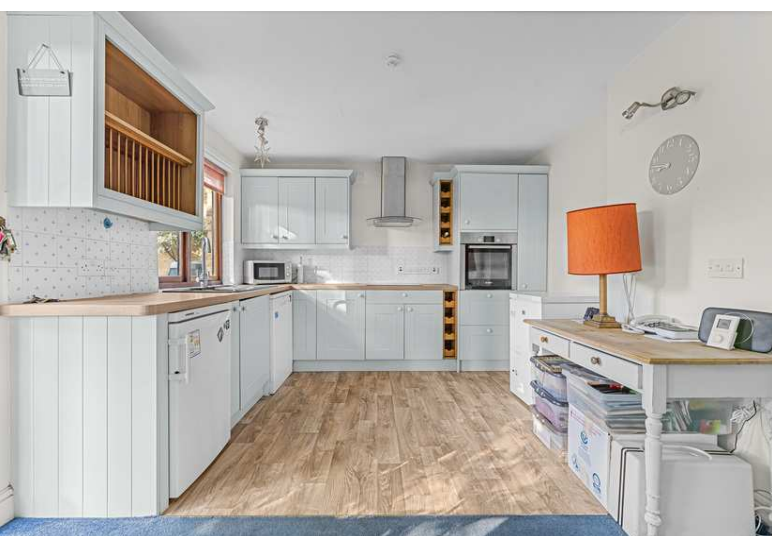


1 Abbey Street, Eynsham,
Oxfordshire, OX29 4TB
Tel: 01865 880697
eynsham@abbeyprops.com
www.abbeyprops.com



abbeyproperties
independent estate agents



The Lanes
Bampton, Oxfordshire

Guide Price £250,000



The Lanes, Bampton, Oxfordshire, OX18 2JG

Guide Price £250,000

Leasehold

A beautifully situated 2 bedroom retirement cottage for the over 55's enjoying a fabulous spot in a secluded courtyard setting close to the centre of Bampton. The accommodation comprises a cloakroom (former shower room), a sitting room with bay window and views onto the pedestrian courtyard, and an open plan kitchen/diner with double doors to a patio area and the communal gardens. On the first floor are 2 double bedrooms with wardrobes and bathroom with white suite. The well-tended walled communal gardens surround the development and are a particular feature. This property benefits from a garage in a nearby block. For sale with no onward chain. The Lanes is a highly regarded and sympathetically designed development with an on-site manager, tucked away in the heart of Bampton close to all amenities with footpath access.



THE ACCOMMODATION

Hall

Staircase to first floor.

Cloakroom

WC, wash basin, plumbing for washing machine, former shower cubicle, storage cupboard.

Sitting Room

Bay window to front, wide opening to:-

Kitchen/Diner

Rear-facing open-plan layout with coloured base and wall units, worktop and tiled splash back, single drainer 1.25 bowl sink, plumbing for dishwasher, electric oven and hob with extractor over, glazed double doors to the rear patio area/communal garden.

On the first floor

Landing

Access to roof space, airing cupboard housing hot water cylinder.

Bedroom 1

Large front-facing room overlooking the central courtyard, roof-light, built-in wardrobes.

Bedroom 2

Rear-facing double room overlooking mature trees and communal garden, built-in wardrobe.

Bathroom

White suite comprising panelled bath, pedestal basin, WC, part-tiled walls, roof light, window to rear.

OUTSIDE

Single Garage

Situated in nearby block with up and over door.

Communal Gardens

This particular property enjoys a south facing rear aspect.

The well maintained walled communal gardens run on three sides along the rear of the properties.

A central pedestrian courtyard has wide paths, a sun terrace, and areas of lawn with beds comprising flowers, shrubs and ornamental trees.

Tenure

Leasehold - 999 year lease dated from 1988.

We are informed the current service charge is approx. £2904.00 per annum and includes an on-site manager, external maintenance, window cleaning, gardening, and buildings insurance.

Council Tax

West Oxfordshire

District Council - Band D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





- * 2 double Bedrooms * Attractive courtyard development * Electric heating *
- * Walking distance to local amenities * Age-restricted development (over 55) *
- * Lovely walled gardens - south facing rear aspect * Garage in a block *
- * End of chain sale *

21 The Lanes Bampton Oxfordshire OX18 2JG

Approximate Gross Internal Area
 Main House = 82.8 sq m / 891 sq ft
 Outbuilding = 13.4 sq m / 145 sq ft
 Total = 96.2 sq m / 1036 sq ft

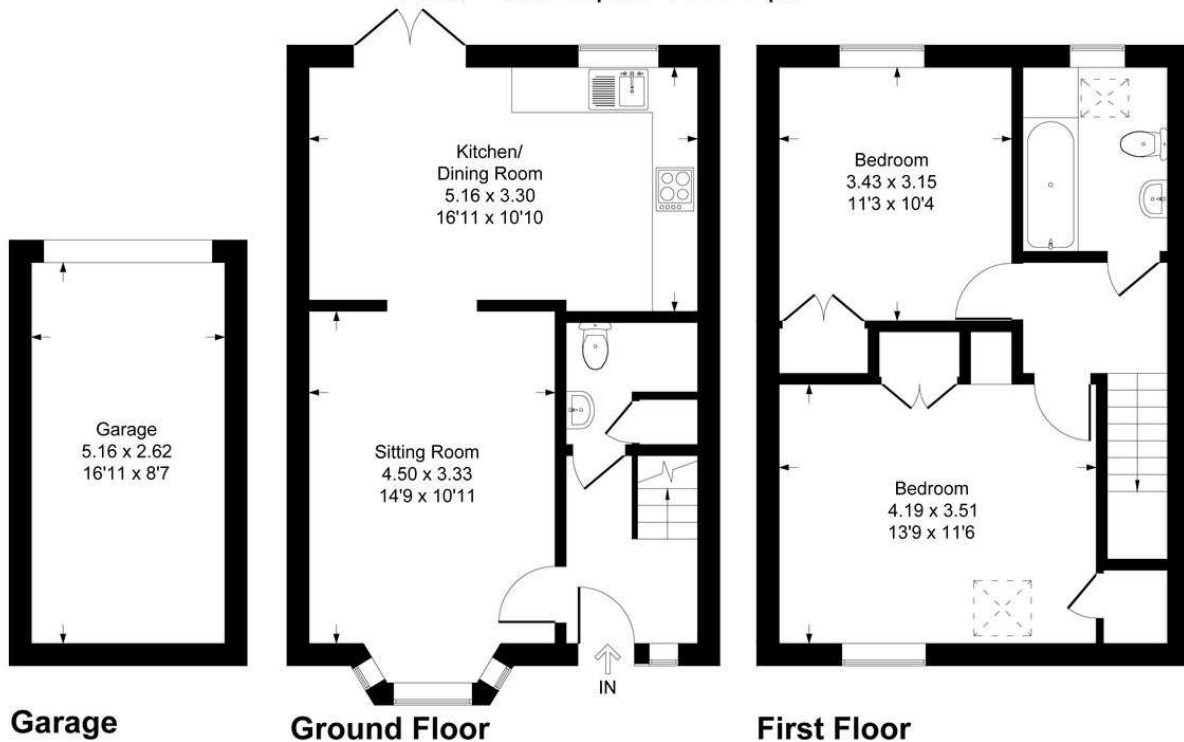


Illustration for identification purpose only, measurements approximate, and not to scale.