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**Buckland Road
Bampton, Oxfordshire**

Guide Price £450,000



Buckland Road, Bampton, Oxfordshire, OX18 2AA

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Freehold

An individual and extended 3 bedroom semi-detached house presented in good decorative condition and offering impressive living space that's been enhanced by a two-storey rear extension. The property enjoys a non-estate position nestled among neighbouring period homes within walking distance of Bampton market square. Entering the house into the hall, there is a front-facing sitting room with fireplace, cloakroom, and a fitted kitchen opening into the dining/family room with bi-fold doors into the rear garden. The first floor boasts three double bedrooms with wardrobes, the master bedroom having an en-suite shower, and lastly the main bathroom. The property has driveway parking, a low maintenance enclosed front garden and a larger than average rear garden with two useful workshops. This is an end of chain sale, viewing is definitely advised.



THE ACCOMMODATION

Hall

Staircase to first floor, understairs storage.

Sitting Room

Fireplace with marble hearth and mantelpiece surround (gas fire disconnected), window to front, recessed display shelving.

Cloakroom

WC, wash basin, tiled floor, window to rear.

Kitchen

Range of base and wall units on two walls, timber worktop, tiled splashbacks, single drainer 1.25 bowl sink, built-in electric oven and gas hob, extractor hood, wall mounted 'Worcester' gas boiler, small breakfast bar. Opening to:-

Dining/Family Room

Tiled floor, underfloor heating, window and door to side, bi-fold doors opening to the rear garden, two Velux rooflights.

On the first floor

Landing

Access to roof space.

Bedroom 1

Rear-facing with built-in wardrobe.

En-Suite Shower

Shower cubicle, wash basin in vanity unit, WC, fully tiled.

Bedroom 2

Window to front, fitted wardrobe with shelving and drawers.

Bedroom 3

Window to rear, built-in wardrobe.

Bathroom

White suite comprising panelled bath with shower over, wash basin in vanity unit, WC, fully tiled, heated towel rail/rad, linen cupboard.

OUTSIDE

Single Garage

Timber double doors, electric light and power, personal door to rear garden, separate tool store.

The Garden

A low maintenance front garden with a pea shingle covering, enclosed at the front by a low stone wall. Driveway parking continuing to the side of the house and gated access to the rear garden. This is an irregular shape and comprises patio, lawn, shrub border, a paved seating area and two large workshops with timber elevations, one having light and power. There is a useful paved bin store area with outside tap.

Council Tax

West Oxfordshire District Council - Band E.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

- * Extended ground & first floor * 3 double bedrooms with wardrobes * En-suite shower *
- * Sitting Room * Dining/Family Room extension * Cloaks * Non-estate village position *
- * Driveway parking & garage * Front & rear gardens * No onward chain *

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Approximate Gross Internal Area
 Main House = 110.8 sq m / 1193 sq ft
 Garage = 18.2 sq m / 196 sq ft
 Outbuilding = 28.0 sq m / 302 sq ft
 Total = 157.0 sq m / 1691 sq ft



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