



# OLD BELL COTTAGE

BAMPTON, OXFORDSHIRE

A delightful Grade II Listed two-bedroom thatched cottage set in the sought after market town of Bampton

**Ground Floor:** Sitting room • Kitchen/Dining room  
Utility room • Cloakroom

**First Floor:** Two double bedrooms • Family showeroom

**Outside:** Courtyard garden



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## DESCRIPTION

Believed to date back to the late 16th century, Old Bell Cottage is a beautiful, detached Grade II Listed thatched home brimming with character and charm. Sympathetically renovated by the current owners, it retains a wealth of original features, including an impressive inglenook fireplace, exposed beams, and charming window seats.

The sitting room forms the heart of the home and flows through to a fully fitted bespoke kitchen with dining area and pantry cupboard. To the opposite side, there is a bespoke utility room and a cloakroom.

Upstairs, the property offers two vaulted bedrooms and a stylish contemporary family bathroom.

Outside, the private courtyard provides an ideal setting for outdoor dining, featuring a delightful old well. It is enclosed by Cotswold stone walling and mature hedging, with useful side access to Bell Lane.

## SERVICES

Mains water, gas, electricity, and drainage. Fibre Broadband. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

## TENURE

Freehold

## LOCAL AUTHORITY

West Oxfordshire District Council

## COUNCIL TAX

Band C

## VIEWINGS

Please telephone Henry at Butler Sherborn, Burford Office - T: 01993 822325 or E: [henry@butlersherborn.co.uk](mailto:henry@butlersherborn.co.uk)



## DIRECTIONS (OX18 2JL)

From Burford take the A40, turning right onto Burford Road before turning left onto the B447. At the roundabout take the second exist onto Minster Road continuing straight at the next two roundabouts onto station road leading to Broad Street. At the signpost for Cheapside, Old Bell Cottage can be found on the left-hand side along the pedestrian path Bell Lane.

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### Pubs

The Market Tavern, Bampton  
The Double Red Duke, Clanfield - 2 miles  
The Trout at Tadpole Bridge, Buckland Marsh - 2.3 miles



### Schools

Bampton C of E Primary School  
St Hughs School - 4.6 miles  
Cokethorp School - 5.8 miles  
Burford Secondary School and Sixth Form - 7.8 miles



### Train station

Charlbury - 13.2 miles  
Oxford Parkway - 16.4 miles



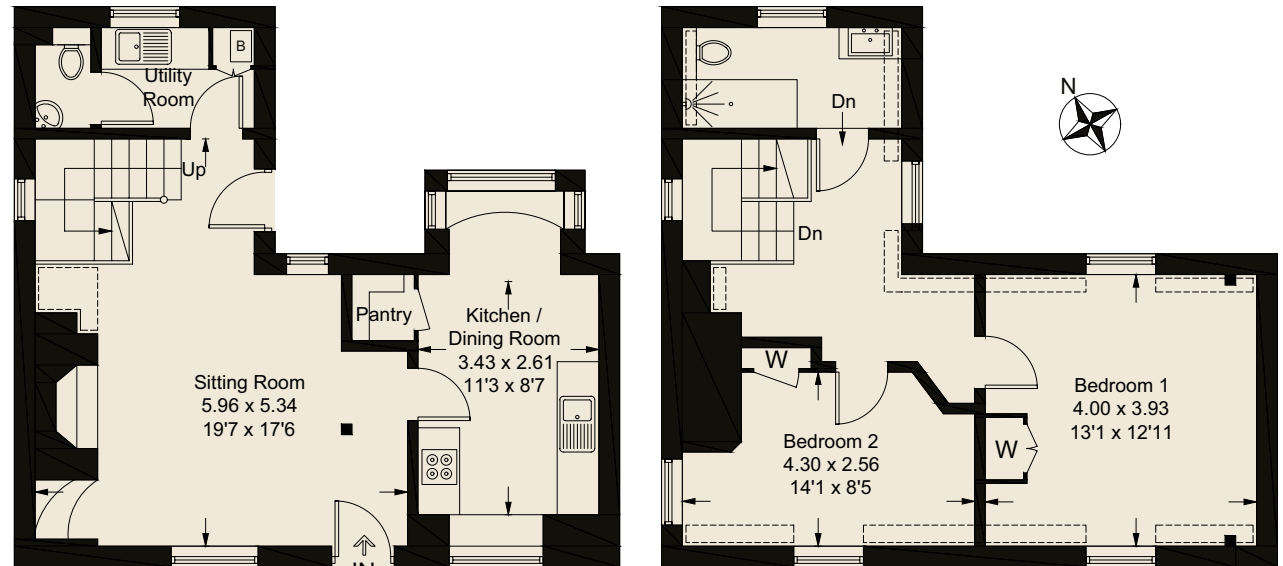
### Members Clubs

Estelle Manor - 9 miles  
Daylesford Farm - 18.5 miles  
Soho Farmhouse - 20 miles

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## Old Bell Cottage, Cheapside, Bampton, OX18 2JL




**Ground Floor**  
43.8 sq m / 471sq ft

**First Floor**  
43.3 sq m / 466 sq ft

Approximate Gross Internal Area = 87.1 sq m / 937 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1294302)

 = Reduced headroom below 1.5m / 5'0

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