

DAIRY FARMHOUSE

BUCKLAND ROAD, BAMPTON OX18 2AA

Dairy Farmhouse

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Dairy Farmhouse is a characterful home dating back to the 1850s. In the same ownership for over four decades, the property has been well maintained and seamlessly blends both historic charm and modern conveniences. The sash windows and high ceilings create a light and airy feel throughout with cast iron fireplaces adding a touch of elegance and warmth to the living areas, perfect for cosy evenings. Offering a total living area spanning approx. 1739 sq ft, this property offers plenty of room for growing families or those who desire extra space for guests or personal pursuits.

The well-tended garden is laid mainly to lawn with a paved providing a superb spot for some alfresco dining. A substantial outbuilding offers an impressive studio filled with light, study/home office and workshop.



4



3



2



Generous

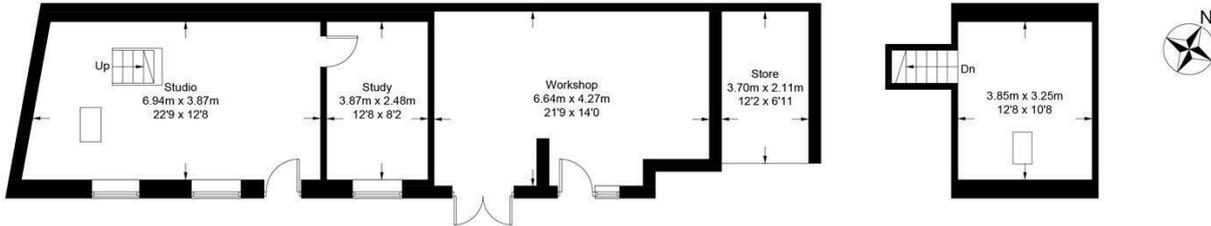
GUIDE PRICE

£845,000



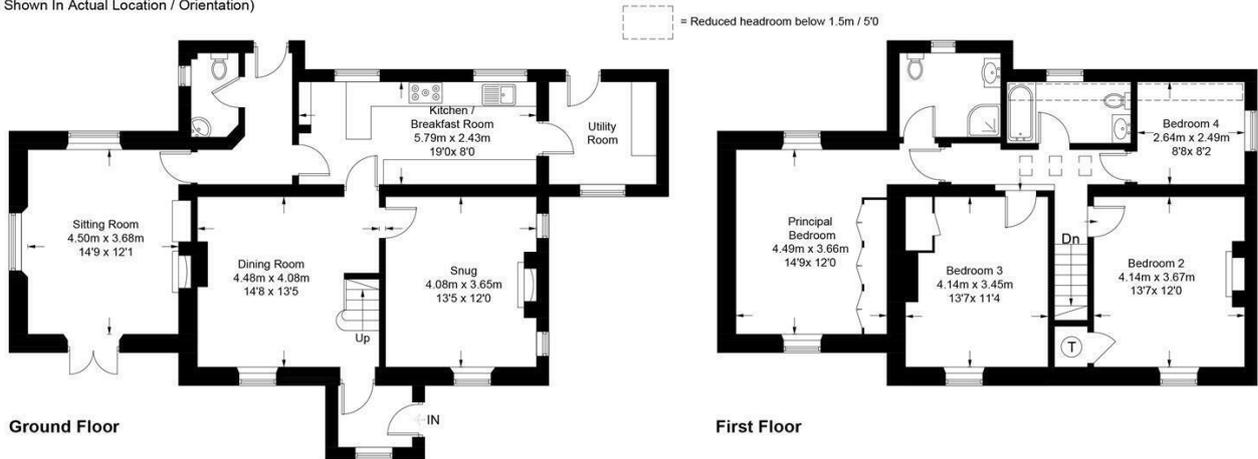


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Outbuilding Ground Floor
(Not Shown In Actual Location / Orientation)

Outbuilding First Floor



Ground Floor

First Floor

Approximate Gross Internal Area = 162 sq m / 1739 sq ft
 Outbuildings = 74 sq m / 798 sq ft
 Total = 236 sq m / 2537 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1024401)



Council Tax:
Band F - £3,538

Parking:
Off-street parking

Local Authority:
West Oxfordshire District Council

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|---|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 66 |
| (39-54) | E | 45 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC  |

LOCATION COMMENT

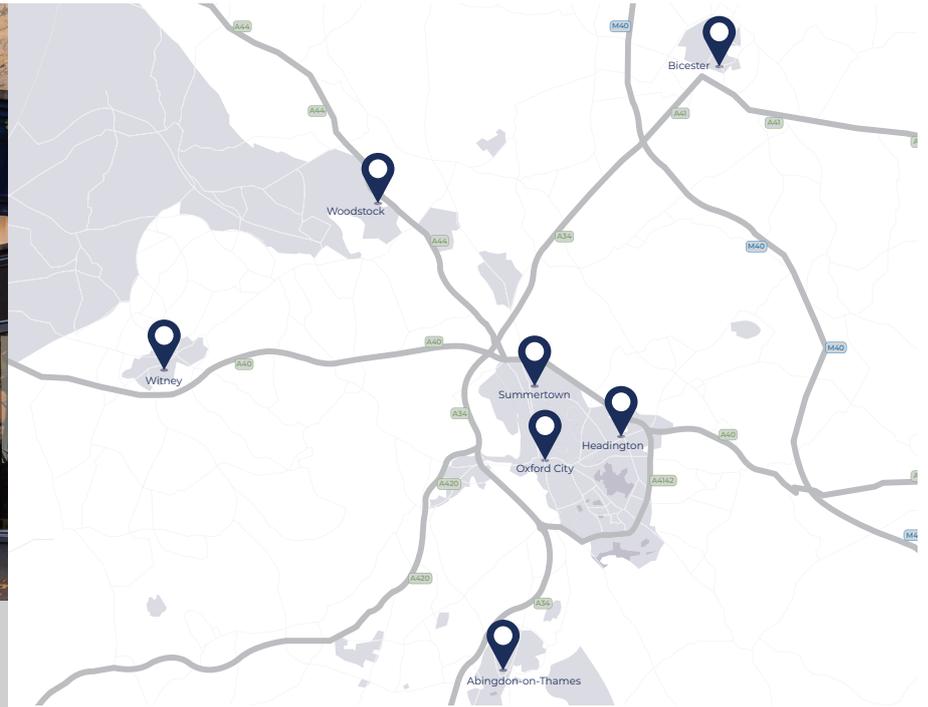
Bampton sits close to the edge of the Cotswolds and is one of the oldest and prettiest villages in the area. While it retains much of the character of the traditional Cotswold village, it is also a hive of activity with a multitude of events taking place throughout the year and renowned as the historic home of Morris dancing - something for everyone.

Bampton is also the envy of many of the neighbouring villages in that it boasts an excellent array of amenities for a village of its size. It has a primary school, doctors surgery, post office, library, a sports ground and pavilion, an art gallery, two churches, a primary school, a medical centre and of course a market square. The bustling market town of Witney and Cotswold town of Burford are just a short drive.



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