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Aston Road
Bampton, Oxfordshire

Guide Price £350,000



Aston Road, Bampton, Oxfordshire, OX18 2AF

Guide Price £350,000 Freehold

An individual detached stone built single storey home dating, we understand, from the early 1800's, with huge potential for updating and alteration including roof conversion (STPP), garage/driveway, and a delightful south facing garden. The property offers versatile living space currently arranged with 1 double bedroom, sitting room with fireplace, dining room with access to a large unconverted roof space, kitchen, and bathroom. Features include gas central heating, a garage, the option of driveway parking (currently laid out as front garden), and a good sized south facing garden. This is a quaint village home with character, well situated in a traditional village setting some 8 miles from Buford and the Cotswolds, offered for sale with no onward chain..





THE ACCOMMODATION

Hall
uPVC front door, window to front.

Sitting Room
Fireplace with stone hearth/surround, window to front.

Bedroom
Double room with window to rear.

Dining Room
Window to front, access to large boarded roof space offering conversion possibility - subject to planning permissions. Cupboard housing 'Worcester' gas fired boiler.

Kitchen
Base and wall units, worktop, tiled splashback, single drainer sink, electric cooker point, plumbing for washing machine, window to front and side overlooking the garden. Door to rear porch and:-

Bathroom
Older style suite of panelled bath, pedestal basin, WC, airing cupboard housing hot water cylinder, window to side.

Rear Porch
Door to front garden and outside WC.

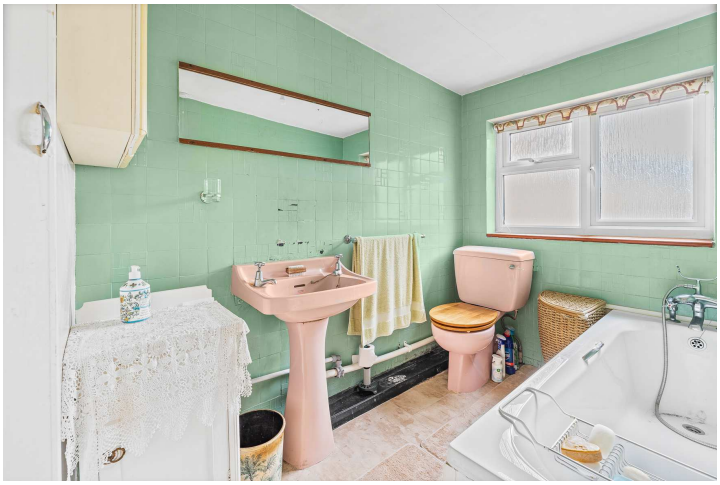
OUTSIDE

Single Garage
Up and over door.

The Garden
There is a walled front garden leading to the garage and the option to create driveway parking. The garden is currently arranged with gravel and a paved path, shrub beds and small section of lawn. The south-facing garden lies at the gable end of the property away from the road. The established garden boasts shrubs, a small pond, a winding path, and semi-mature trees.

Council Tax
West Oxfordshire District Council - Band D.









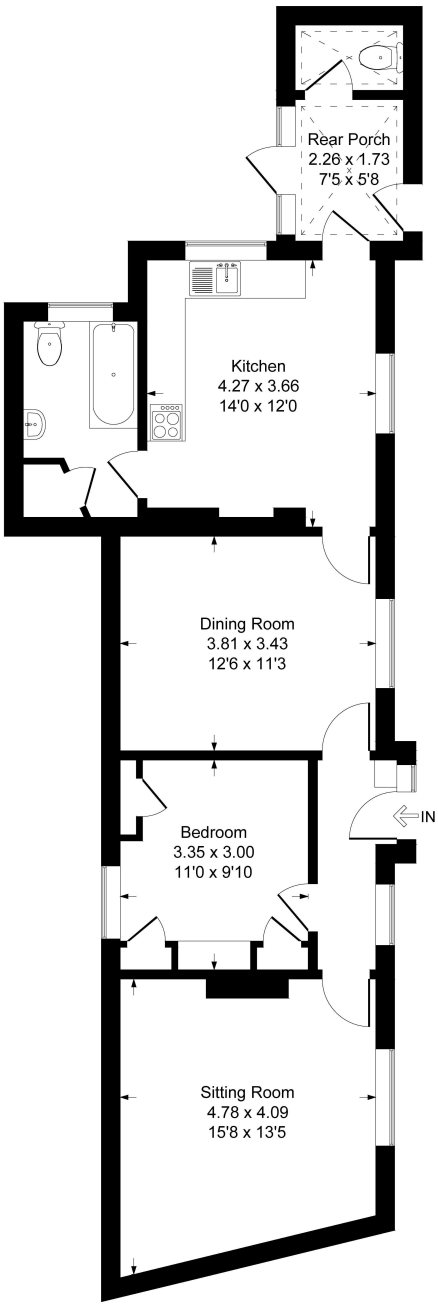






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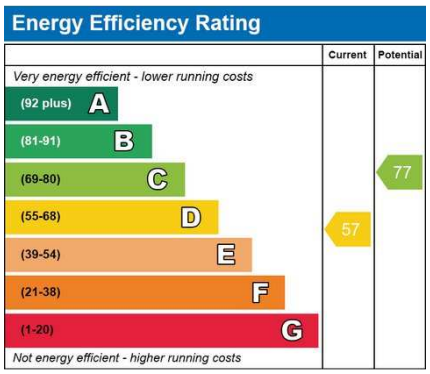
Approximate Gross Internal Area = 75.7 sq m / 816 sq ft



Floor Plan

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

* *Sitting Room with fireplace* *
* *Double Bedroom* *
* *Dining Room* *
* *Versatile living space* *
* *Detached garage* *
* *Established south facing garden* *
* *Great potential to update/improve* *
* *Scope for roof conversion (STPP)* *
* *Gas CH* *
* *No onward chain* *



These particulars have been carefully prepared in good faith as a guideline only. Rooms have been measured with an electronic laser and measurements, areas, distances or aspects referred to given as approximations. No appliances, heating systems or services have been tested and prospective purchasers are advised to commission their own inspections and surveys prior to exchange of contracts. Nothing in these particulars should be interpreted as implying that any necessary planning, building regulation or other consents have been obtained. We have not verified the tenure or legal title of the property and prospective purchasers should make their own enquiries through their Solicitor prior to exchange of contracts.