



89 New Road
Bampton, Oxfordshire OX18 2NP

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Situated in a small and appealing cul-de-sac and occupying a large corner plot, a tastefully improved and thoughtfully extended, 4 bedroom detached house. The well presented accommodation includes a particularly impressive open plan kitchen/dining/family room, and a separate living room with a study leading off. There are the further advantages of an extended entrance hall, a cloakroom and a useful utility room. On the first floor there is a good size ensuite (with both a shower and bath) and a family shower room. Gas central heating is installed and double glazing is fitted. In addition to the double garage, there is driveway parking for approximately 3 cars. There are large and nicely established gardens found to the side and rear.

All mains services. Superfast broadband available. Mobile & data: Vodafone- 'Likely'.

Directions

Leave Witney via Curbridge Road (A4095) and continue over the roundabout and through the villages of Curbridge and Lew. At the 'T' junction, turn left and proceed to Bampton. Take the second left turn into New Road and then turn sixth right into the cul-de-sac, where no.59 can be found (bear left).

Distances

Witney, Market Square c. 5.6 miles / Oxford c. 17.4 miles . Hanborough Train Station c. 11.3 miles / Abingdon c. 15.7 miles

Draft details - may be subject to alterations. 19E25





GROUND FLOOR

Large Entrance Hall

Cloakroom

Living Room

Study

Kitchen/Dining/Family Room

Utility Room

Double Glazing

Gas Central Heating

OUTSIDE

Double Garage

Driveway Parking For c. 3 Vehicles

Large Established Corner Plot Gardens

Cul-De-Sac Position

FIRST FLOOR

Landing

4 Bedrooms

Ensuite Bathroom (with both bath & shower)

Family Shower Room

Price £725,000 Freehold
WODC Tax Band F / EPC Rating: 70/C





89 New Road
Total Approx. Floor Area 2186 Sq.Ft. (203.10 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

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