



Connells

Calais Dene
Bampton



Property Description

Presented to the market with no onward chain is this attractive four bedroom detached family home which is set within the highly sought after village of Bampton. This home is positioned in the popular cul-de-sac of Calais Dene. Offering excellent scope for further modernisation. This presents an exciting opportunity for buyers looking to put their own stamp on a well proportioned home.

The property welcomes you with an entrance porch leading into a separate dining room which gives additional reception space and further versatility. The ground floor continues with a generous dual aspect lounge which enjoys an abundance of natural light. There is a separate kitchen and a practical downstairs cloakroom and utility space which completes the ground floor accommodation.

Upstairs the first floor hosts a three-piece shower room and four well proportioned bedrooms with three of them being comfortable doubles offering flexibility for families, guests, or for home working.

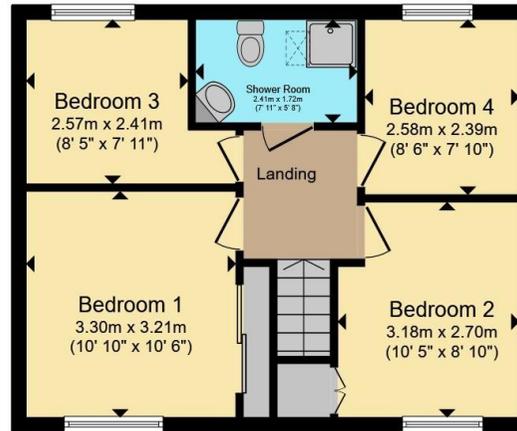
Outside the property benefits from a delightful rear garden, ideal for those who enjoy outdoor living and relaxation. To the side you have a garage and driveway which provides convenient parking and additional storage.

Early viewings of this home are highly recommended to fully appreciate the potential and charm this property has to offer.





Ground Floor



First Floor

Total floor area 102.6 m² (1,105 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01993 778 281
E witney@connells.co.uk

13 Corn Street
 WITNEY OX28 6DB

EPC Rating: Council Tax
 Awaited Band: E

view this property online connells.co.uk/Property/CAR104183

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CAR104183 - 0002