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Chandler Close
Bampton, Oxfordshire

Guide Price £325,000



Chandler Close, Bampton, Oxfordshire, OX18 2NW

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Freehold

This 3 Bedroom terraced House has been extended at the rear enhancing the footprint of both the Kitchen and Living Room. The property is well-presented throughout and offers a generous porch area with storage and inner hall with a useful Cloakroom. The Dining Room is again of good size and flows open plan to the Kitchen with numerous fitted wall and base units and gives rear access to garden. The Living Room offers a feature fireplace with shelved alcoves either side with further views of the garden. The first floor comprises 3 Bedrooms, two of which are double rooms that also benefit from fitted wardrobes and the family Bathroom is fitted with a white suite. Off-road driveway parking to front for two cars and the rear garden has a pleasant westerly facing aspect. The garden is enclosed and benefits from a useful Store/Shed as well as gated access to a pedestrian footpath. These gardens are positioned on the fringe of the village, effectively abutting the playing field of the Primary School giving a pleasant outlook close to open countryside.



ACCOMMODATION OVERVIEW

- * Entrance Porch * Inner Hallway * Cloakroom *
- * Dining Room * Fitted Kitchen * Living Room *
- * 3 Bedrooms * Bathroom * Gas central heating *
- * Rear garden with pedestrian access * Garden Store *
- * Driveway parking for two cars *
- * Double glazed windows *

DIRECTIONS

Approach the property using New Road and turn at the junction for Bowling Green Close.

Follow the road into Colville Close which in turn leads to Chandler Close.

The property can then be found on your left-hand side.

SITUATION

Bampton is an attractive Cotswold village known for its large Georgian houses, elegant St Mary's Church, and the impressive Victorian Town Hall. In the seventeenth century Bampton was an important leather trading centre and became famous for its jackets, gloves, and breeches.

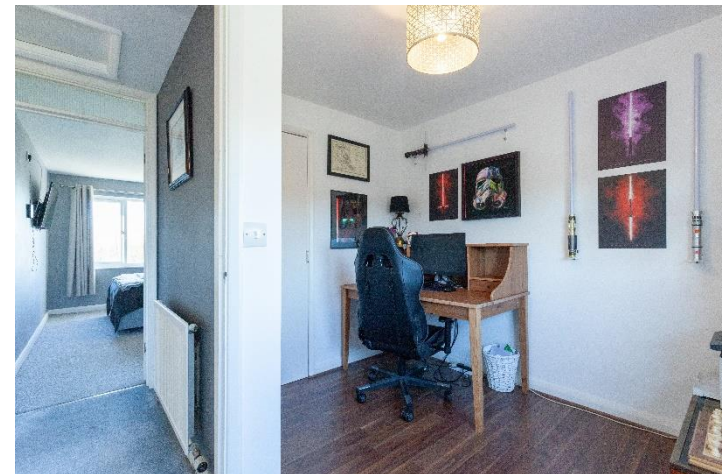
The village now offers a selection of great shops that include CO-OP mini-supermarket, family butcher, choice of public houses, hairdresser and beauty salon, Restaurant, Chinese takeaway and a very useful Post Office. There is a Primary School with nursery setting, Doctor's surgery with pharmacy facility on-site and a wonderful public Library.

There are further schooling/shopping facilities in Witney and Faringdon (both c.5 miles) and Burford (c.7 miles).

The village is also well-situated for road communications being c.5 miles from both the A40 and A420.

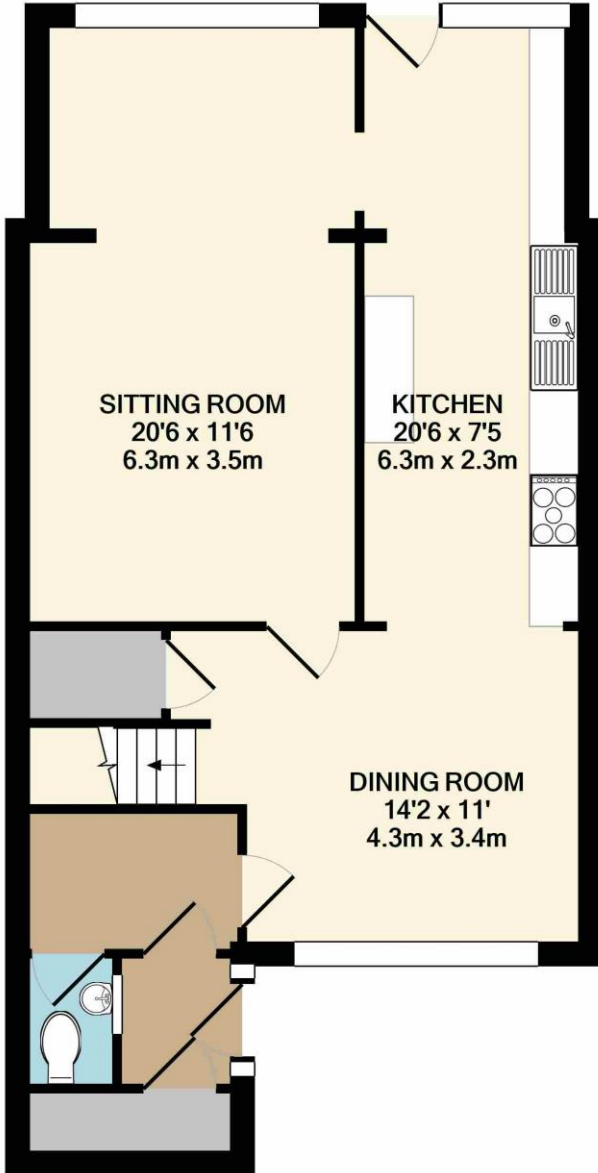
COUNCIL TAX

West Oxfordshire District Council - Band C.

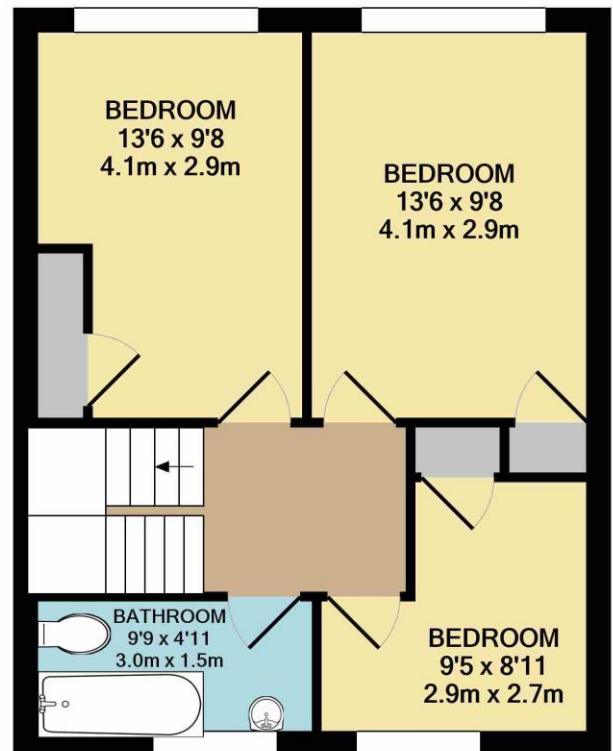


Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 650 SQ.FT.
(60.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1117 SQ.FT. (103.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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