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**Broad Street
Bampton, Oxfordshire**

Guide Price £330,000



Broad Street, Bampton, Oxfordshire, OX18 2LS

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Freehold

This period terraced cottage sits very centrally within the village of Bampton offering character features throughout and arranged over three floors. On the ground floor is the Sitting Room with exposed beams, stone/brickwork and an impressive fireplace. Set to the rear of the cottage is the Kitchen-Breakfast Room that looks down the established long garden and sandwiched between these two rooms is the ground floor Shower Room with white suite. On the first floor is the Master double Bedroom with pretty fireplace and stripped wooden flooring. The landing area gives access with stairs rising to attic Bedroom 2 with pitched ceiling and window to rear. Outside the gardens extend c.60 ft with lawn area, flower beds and shrubs and timber garden store/shed set at the far end for storage. Pedestrian rear access is available that cuts across the rear to an alleyway between properties in the terrace. Parking is on-street on a first come basis. End of chain sale.



THE ACCOMMODATION

- * Sitting Room * Kitchen-Breakfast Room * Shower Room * Master Bedroom (double) * Attic Bedroom 2 *
- * Gas central heating * Majority double glazed windows * c.60 ft rear Garden * End of chain Sale *

SITUATION

Bampton is an attractive Cotswold village known for its large Georgian houses, elegant St Mary's Church and 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 offers a selection of shops that include CO-OP mini-supermarket, family butcher, choice of public houses, hairdressers, beauty salon and useful Post Office, Primary School with nursery setting, Doctor's surgery with Pharmacy and public Library.

There is 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.

DIRECTIONS

From the centre of Bampton Market Square head North on Cheapside and proceed c.150 yards and the cottage will be found on your right side of Broad Street.

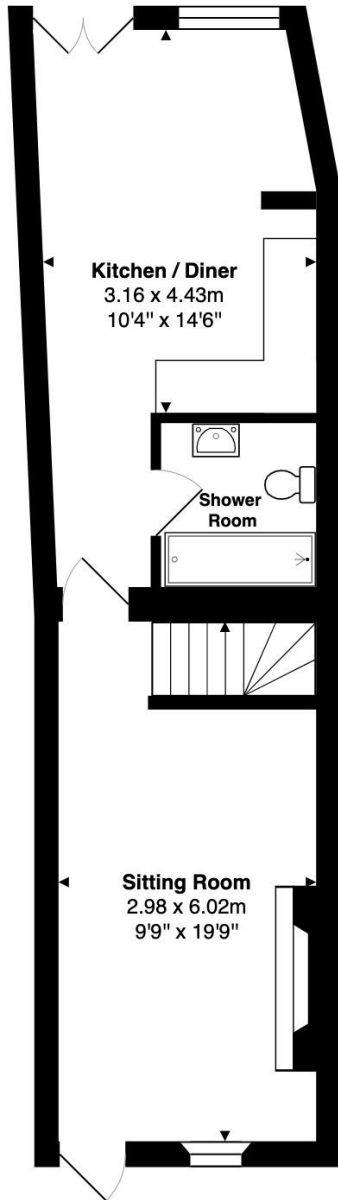
COUNCIL TAX

West Oxfordshire District Council - Band C.

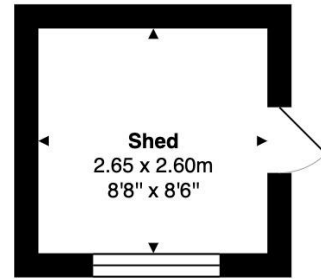


Energy Efficiency Rating

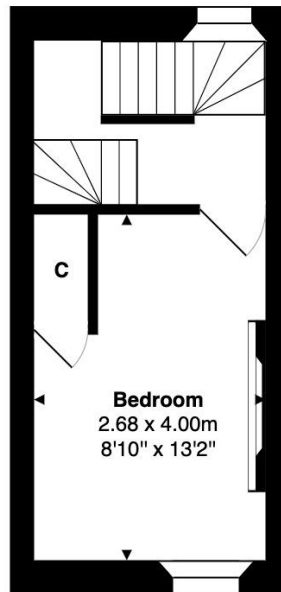
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



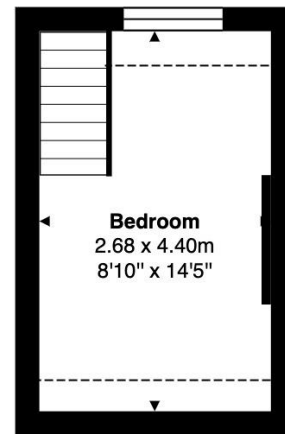
Ground Floor



Outbuilding



First Floor



Second Floor



Approx Gross Internal Area 67.0 m² ... 721 ft² (excluding shed)

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. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

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