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independent estate agents



**The Lanes**  
**Bampton, Oxfordshire**

**Guide Price £265,000**



## The Lanes, Bampton, Oxfordshire, OX18 2JG

Guide Price £265,000

### Leasehold

An extremely well-presented 2-Bedroom Retirement home for owner occupiers aged 55 and over. This delightful 'cottage-style' property has undergone lots of updating recently to include fitted Kitchen with appliances, Cloakroom/Utility, Shower Room, electric heating, floor coverings (both carpets and ceramic tiling), electrics that include downlighting plus full re-decoration throughout. Offered for sale with no onward chain and located on this popular development in the heart of this thriving village of Bampton close to all amenities.



## Accommodation

Entrance Hallway \* Cloakroom/Utility \* Sitting Room \* Re-fitted Kitchen/Diner \* 2 Bedrooms (both double) with fitted wardrobes \* Re-fitted Shower Room \* Electric heating \* Double glazing \* Communal Gardens \* Parking and visitor spaces \*

## Location

Bampton is an attractive Cotswold village known for its large Georgian houses, elegant Church and impressive Victorian Town Hall. In the seventeenth century Bampton was an important leather trading centre becoming famous for its jackets, gloves and breeches. The village offers a selection of shops that include CO-OP mini-supermarket, family butcher, a choice of public houses, hairdressers and beauty salon and useful Post Office. There is a doctor's surgery with on-site Pharmacy as well as a wonderful public Library plus lots of community groups to get involved with. Further shopping facilities can be found in Witney and Faringdon (both c.5 miles) and Burford (c.7 miles). Bampton is well-situated for road communications being c.5 miles from both A40 and A420.

## Directions

Upon entering The Lanes from Bushy Row, proceed to the visitor parking area bay located on the righthand side. The property will then be found on your right along the terrace row.

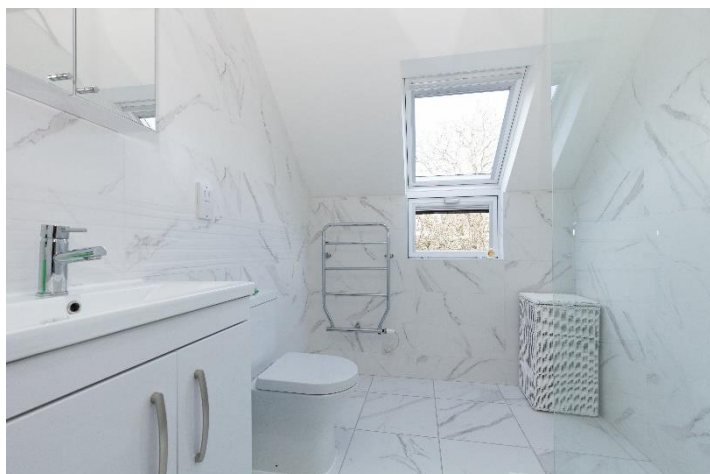
## Tenure

Leasehold with 964 years remaining. Annual service charge is £2,640 Year 2023-2024.

There is no ground rent payable.

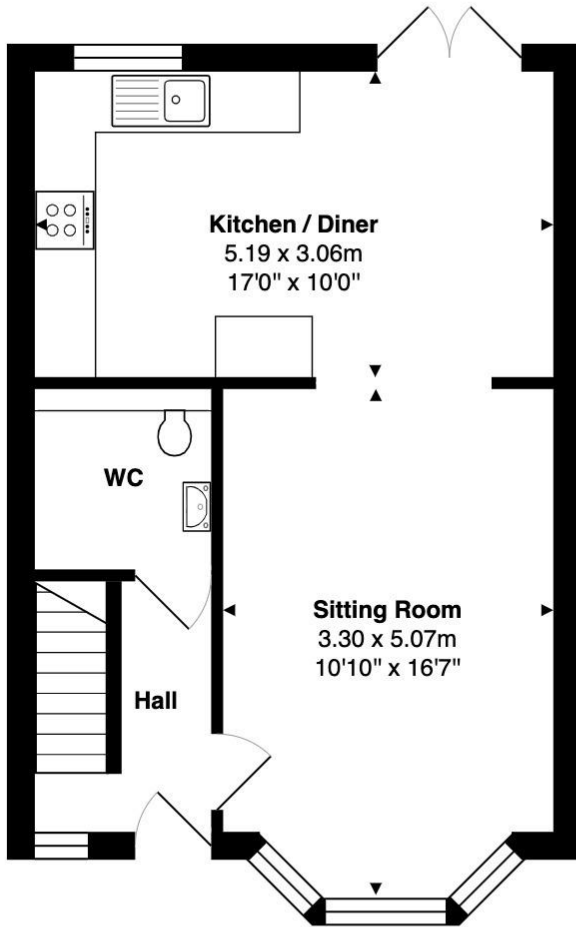
## Council Tax

West Oxfordshire District Council - Band D.

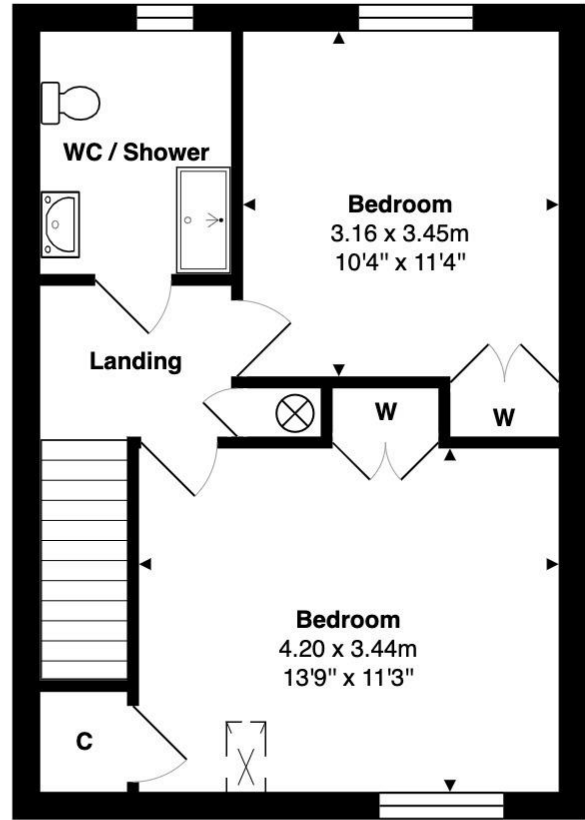




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

Approx Gross Internal Area 80.2 m<sup>2</sup> ... 863 ft<sup>2</sup>

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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