

## Meadow Cottage, Buckland Road, Bampton, Oxfordshire OX18 2EN



Charming semi-detached cottage dating back to the 1850s • Four well-proportioned bedrooms • Four reception rooms • Spacious fitted kitchen • Separate utility room • Extended and much improved by the current owners • Driveway parking and outbuildings • Backs on to open countryside • EPC D

# Meadow Cottage,

Buckland Road, Bampton, Oxfordshire OX18 2EN

## Key Features



4

Bedrooms



3

Bathrooms



4

Receptions

## About the property

This charming family home dates back to the 1850s and has been lovingly extended and much improved by the current owners. Set in a rural location, the stone-built home backs onto open farmland, which provides wonderful countryside views.

The spacious entrance hallway has an impressive exposed stone wall and provides access to both the kitchen and family/dining area. The airy kitchen is fitted with a great range of base and wall units and includes a range oven, dishwasher, and fridge. Adjacent to the kitchen is a handy utility room, providing space for the washing machine, tumble dryer, and large fridge/freezer. Across the rear of the home is a wonderful family dining area; this is open to the kitchen and makes a great area for both family living and entertaining. Doors lead from here out into the rear garden. An internal hallway links the dining area to the study and to the formal sitting room, which is at the front of the house. This cosy room has an open fireplace. In addition on the ground floor, there is an additional sitting room, which has an adjacent bathroom - this room could be used as a play room, snug, office or fifth bedroom if required.

To the first floor, the spacious landing provides access to all of the four well-proportioned bedrooms and to the family bathroom. The master bedroom benefits from an en suite shower room, a walk-in wardrobe, and a Juliet balcony which makes the most of the wonderful views to the rear.

Externally, the property has ample driveway parking to the front along with a lawned area. A side gate provides access to the rear garden, which is mainly laid to lawn with some shrubs and opens out to the adjoining farmland. There are two outbuildings which have the potential to be converted into additional living accommodation or a home office with great views. Both buildings are connected to electricity and one features a cloakroom.

The property benefits from being connected to mains gas, water, full fibre broadband, and electricity, with a septic tank in the rear garden.

## Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

Property Information Questionnaire

Fittings and Contents forms

Official copy of Title Register or Epitome of Title if an unregistered title

Title plan

Local Authority search

Draft contract

A buyers information booklet will be shared on first viewing

Anti Money Laundering Checks

## Amenities

Bampton sits close to the edge of the Cotswolds and is one of the oldest and prettiest villages in the area. While it retains much of the character of the traditional Cotswold village, it is also a hive of activity with a multitude of events taking place throughout the year - with something for everyone.

Bampton is also the envy of many of the neighbouring villages in that it boasts an excellent array of amenities for a village of its size. It has a post office, library, a sports ground and pavilion, an art gallery, two churches, a primary school, a medical centre and of course a market square.

The village is well known as one of the film sets for Downton Abbey and as the background to the popular crime novels by Melvin Starr featuring the mediaeval surgeon, Hugh de Singleton.

## Directions

From Faringdon, take the A420 towards Oxford. After approximately three miles (just before the wood), turn left towards Buckland and Bampton. Continue on this road, over Tadpole Bridge (River Thames and The Trout Inn), and after circa 0.7 miles, the property can be found on the right hand side.

What 3 Words [///:marine.cabbies.apron](#) (driveway) or [///:cubic.angers.tripods](#) (house)

## Services & Tenure

The tenure is Freehold. Mains electricity, gas and water are connected, with sewerage to a septic tank in the rear garden.

## Local Authority

West Oxfordshire District Council

Council Tax Band E

## Our reference

FAR/LH/KF/15032024

## We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

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E: [farindon@perrybishop.co.uk](mailto:farindon@perrybishop.co.uk)

## *what the owner said*

"Meadow Cottage is a wonderful family home with incredible views of the surrounding countryside. It is on the edge of the Cotswolds with great local schools and excellent access to Oxford and London."

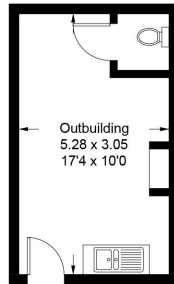




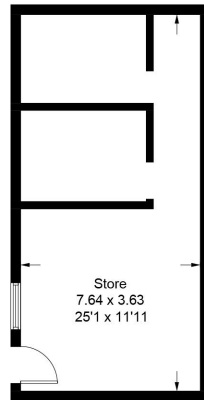


# Meadow Cottage

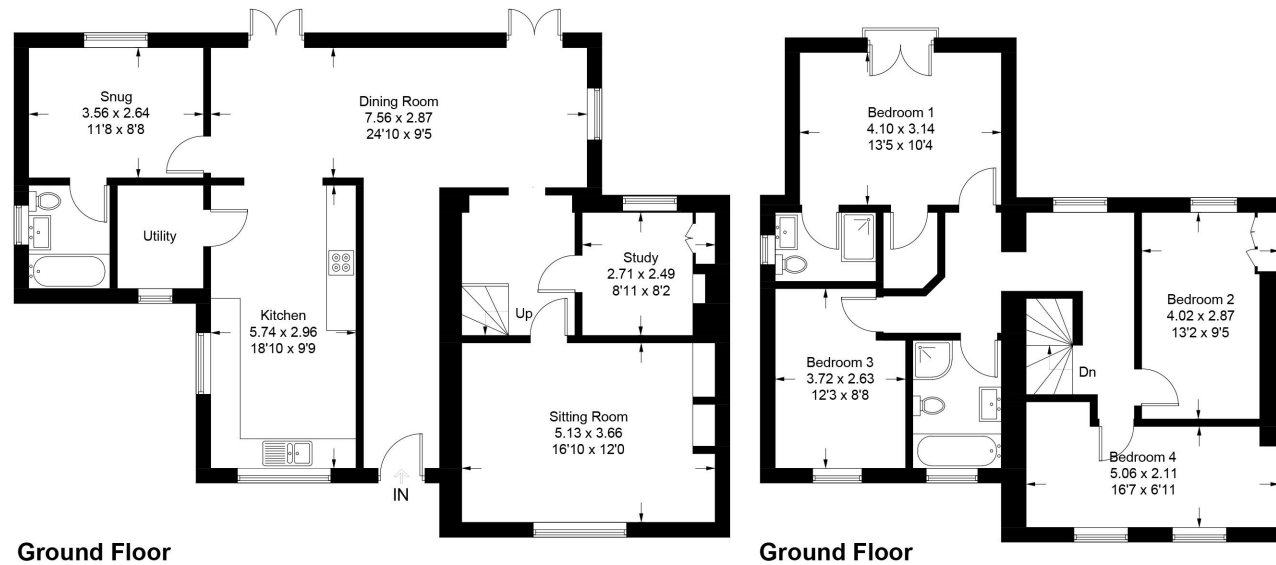
Approximate Gross Internal Area = 176.2 sq m / 1897 sq ft  
Outbuildings = 44.0 sq m / 473 sq ft  
Total = 220.2 sq m / 2370 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1050702)

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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

