

Model Cottages, Bampton Road, Black Bourton, Bampton, Oxfordshire, OX18 2PD



Charming country property • Three bedrooms • Bright living room • Attractive kitchen / breakfast room • Period features • Ample driveway parking • Expansive garden • Edging onto a brook • EPC Grade II

Model Cottages,

Bampton Road, Black Bourton, Bampton, Oxfordshire, OX18 2PD

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A wonderful Grade II listed, three-bedroom semi-detached cottage situated in the very desirable village of Black Bourton. The property was formerly owned by one of the Oxford colleges and has been tastefully decorated throughout with a beautiful garden backing on to a brook.

The ground floor accommodation comprises an entrance hall with stairs to the first floor. There is a bright, dual-aspect sitting room with fireplace and wood burning stove, and a kitchen/dining room, which includes a dual fuel cooking range and Belfast sink. Completing this floor is a utility room and a bathroom.

On the first floor, the master bedroom has lovely views over fields to the front with a quirky porthole window above the bed and benefits from fitted wardrobes. There are two further bedrooms on this floor.

Outside, the property has driveway parking for multiple vehicles to the front. The rear garden is enclosed, predominantly laid to lawn and backs onto a stunning stream.

The current owners have added a 5m x 5m patio area which is ideal for al fresco dining and soaking up the summer rays. The vendor has obtained planning permission for internal and external alterations to include the erection of side and rear single storey extensions and alterations to internal layout and the planning application can be found under West Oxfordshire District Council with the planning reference - 23/02627/LBC.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

The small village of Black Bourton lies 14 miles west of Oxford and 5 miles south-west of Witney, on gently rising ground some three miles north of the river Thames. The village retains a markedly rural character.

There is a small hotel/restaurant and a parish church, St Mary the Virgin, in which a number of late 13th century wall paintings were discovered and restored during its renovation. The village is ideally situated for several very good primary schools: Clanfield, Bampton, Alvescot and Filkins. The village also benefits from having the school bus pick up to Burford Secondary School.

The nearby larger villages of Carterton and Bampton and market towns of Faringdon and Witney have many amenities, such as doctors' surgeries, supermarkets, shops and galleries.

Directions

From Faringdon, take the B4095 to Clanfield. Continue on this road through the village and towards Carterton on the B4020. After c 1.5 miles, turn right towards Black Bourton and the property can be found on the left hand side, identified by the agent's 'For Sale' Board.

What3Words: ///lobster.cropping.patio

Services & Tenure

The tenure is freehold. Mains water and electricity.

Local Authority

West Oxfordshire Council

Council Tax Band- D

Our reference

FAR/HD/MS/23012025

We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP

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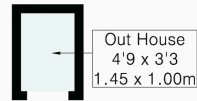
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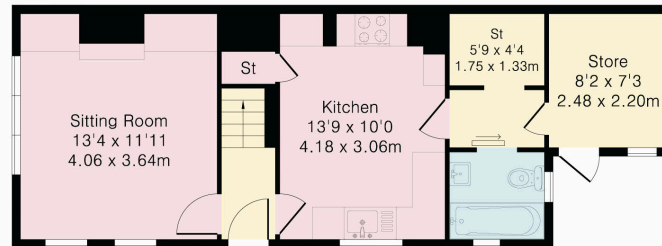
Outbuilding

Approximate Gross Internal Area 864 sq ft - 80 sq m

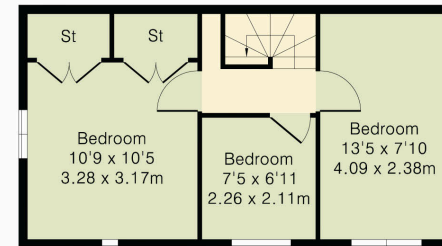
Ground Floor Area 497 sq ft - 46 sq m

First Floor Area 351 sq ft - 33 sq m

Outbuilding Area 16 sq ft - 1 sq m



Ground Floor



First Floor

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

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