

Bridge Street, Bampton, Oxfordshire OX18 2HA



Charming Grade II listed home • Four double bedrooms • Full of character and charm • Historic features dating back to c.1600s • Sitting room with inglenook fireplace • Situated close to the heart of the thriving village • South facing garden • Off road parking for two vehicles

## Bridge Street, Bampton, Oxfordshire OX18 2HA

### Key Features



4  
Bedrooms



2  
Bathrooms



1  
Reception

### About the property

Situated close to the heart of this thriving village, this charming Grade II listed home, is full of character, charm and historic features dating back to c.1600s. Benefits of this period home include four double bedrooms, a south facing garden and off road parking.

Over time, the house has been sympathetically renovated, yet retains all of its period features, with an abundance of exposed beams throughout the house. The entrance hallway, with adjacent cloakroom, provides access to the main dual aspect living room. Featuring window seats to both aspects and an impressive, stone, inglenook fireplace with inset wood burner, this room is ideal for a cosy winter night in or a cool summer evening. The inner hall has stairs to the first floor, and access to both the garden and kitchen. The kitchen/dining room is fitted with a good range of modern base and wall units, with inbuilt oven and electric hob, dishwasher and space for a fridge/freezer. There is ample space for a dining table and an island unit that can be moved to make the most out of the room.

The winding staircase leads to a bright landing area, with windows to the rear aspect. On this floor there are two lovely double bedrooms, both of which feature inbuilt cupboards. The master bedroom has a Jack and Jill door to the bathroom which is fitted with a modern white suite. There is a concealed staircase which leads to the second floor landing. On this floor are two further quirky double bedrooms, one of which has an adjacent bathroom.

Externally, there are enclosed gardens to both the front and rear of the house. The rear garden is south facing and offers a good degree of privacy: it is mainly laid to lawn with both decked and patio seating area. A rear gate leads to the parking area, which can easily house two vehicles.

### 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 5 miles, turn left signed to Buckland and Bampton. Continue over the River Thames and on into Bampton, passing the Bampton Garden Centre and Bampton Garage on your right.

Continue into the village and at the mini roundabout, turn left signposted towards Clanfield and Faringdon. The property can be found after a short distance on the left hand side.

### Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

### Local Authority

West Oxfordshire District Council

Council Tax Band F

### Our reference

FAR/LH/KF/20032024

### We'd love to hear from you

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# Bridge Street, Bampton, Oxfordshire, OX18

Approximate Area = 1469 sq ft / 136.4 sq m

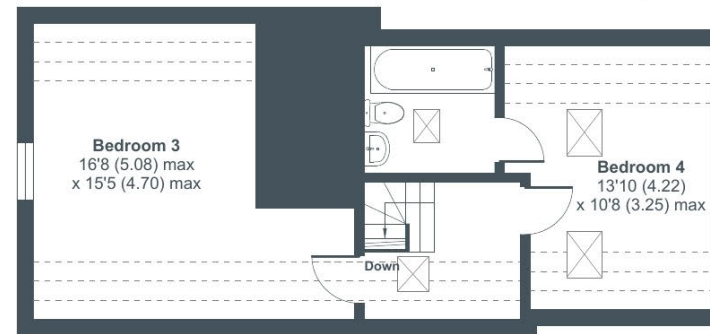
Limited Use Area(s) = 174 sq ft / 16.1 sq m

Total = 1643 sq ft / 152.5 sq m

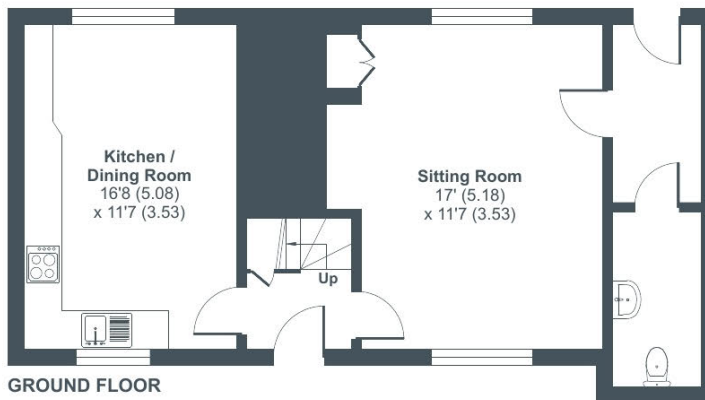
For identification only - Not to scale



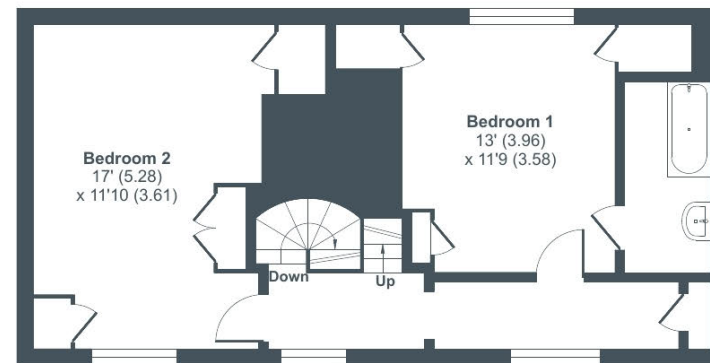
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1090718



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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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