

# PerryBishop

PROPERTY MADE PERSONAL

**Gassons Mead, Alvescot, Bampton, Oxfordshire OX18 2PT**



Terraced cottage • Two double bedrooms • Two bathrooms • Wonderful village location • Lots of scope to make your own • Stunning views to the rear • Spacious kitchen • Front garden • EPC F



# Gassons Mead,

Alvescot, Bampton, Oxfordshire OX18 2PT

## Key Features



2  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

A wonderful two-bedroom terraced cottage situated in the charming village of Alvescot, affording stunning views to the rear. This home would be perfect for first time buyers and downsizers alike, and has flexible living accommodation, good-sized gardens, whilst still offering scope to make your own.

The accommodation comprises an entrance hall with stairs to the first floor and a downstairs bathroom. The sitting room is to the front of the home, featuring a fireplace, and to the rear is the kitchen. This is fitted with a wide range of Shaker-style floor and wall mounted units, and several integrated appliances, with room for a small table. The conservatory sits off the kitchen and would be a fantastic dining area/entertaining space as it maximises the views over the fields behind. Completing the downstairs accommodation is a study/storage area and a very useful coat/boot room with further access to the front.

On the first floor are two double bedrooms, both with fitted wardrobes, with the master benefitting from an en suite shower room.

Outside, the front garden is laid predominantly to lawn with mature hedging, a shed and a pond. The rear garden is patio and the current owners have created a wildlife haven with shrubbery and flowers.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

## Amenities

Alvescot is a small village in Oxfordshire, adjacent to RAF Brize Norton and the larger town of Carterton beyond (which has three large supermarkets and a medical centre). It lies between the Cotswold hills and the Thames valley, with lots of country walks, and has a population of about 400. Alvescot has a lively community, a parish church, public house, excellent primary school and a village hall. There is also a regular bus service.

Nearby Bampton sits close to the edge of the Cotswolds and is one of the oldest and prettiest villages in the area. 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 Market Place, proceed up towards the church and round into Church Street. Turn left on to the A4095 and follow the road down over the river towards Clanfield and Bampton. On entering the village of Clanfield, continue straight through to the other side of Clanfield proceeding into Alvescot. Gassons Mead can be found on the right hand side by the lay-by before the left hand turn to The Green.

#### **Services & Tenure**

The tenure is Freehold. Mains electricity, water and sewerage are understood to be connected. There is an oil-fired central heating system.

#### **Local Authority**

West Oxfordshire District Council

Council Tax Band B

#### **Our reference**

FAR/HD/KF/24092024

#### **We'd love to hear from you**

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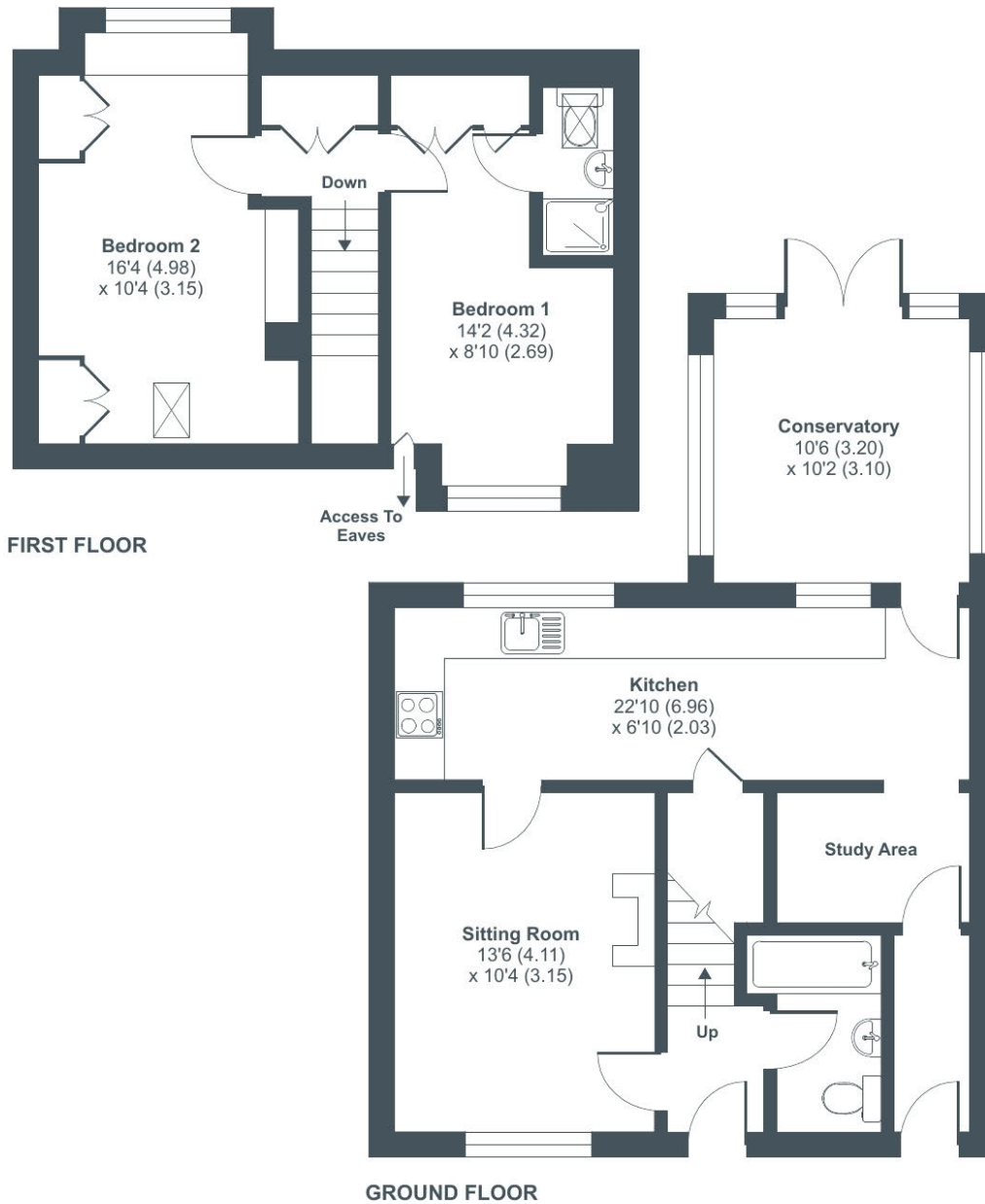




# Gassons Mead, Alvescot, Bampton, OX18

Approximate Area = 947 sq ft / 87.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Perry Bishop. REF: 1193405



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