

Main Street, Alvescot, Bampton, Oxfordshire OX18 2PZ



Detached period home • Three well proportioned bedrooms • Sitting room with wood burner • Large Kitchen with dining area • Separate dining room • Spacious study • Double detached garage • Ample parking • EPC F

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Key Features



3
Bedrooms



2
Bathrooms



4
Receptions

About the property

Situated on the outskirts of Alvescot, this detached three bedroom cottage is believed to date back to 1884 and provides pleasant accommodation, set within grounds of around half an acre.

Wooden floors and beams are features throughout this period property, which is approached into a welcoming entrance porch leading through to the main entrance hall. Flanking the hallway is a sitting room with inglenook fireplace and wood burning stove to one side, and dining room with further fireplace and inset electric wood burner to the other. The rear hallway provides a study area with window overlooking the rear garden, and stairs leading up to the first floor. The kitchen/breakfast room is of a lovely size - this dual aspect room features a range of wooden base and wall units with wooden work surfaces over with an inbuilt oven and electric hob. There is ample space within the kitchen for a dining table along with washing machine, fridge/freezer and a Rayburn. The utility room sits adjacent to the kitchen and have further space for appliances and provides access to both the re-fitted downstairs shower room and to the sunroom which is at the rear and provides delightful views across the back garden.

On the first floor, the landing provides access to the third bedroom and bathroom, with steps leading up to two further bedrooms and a seating area. These two bedrooms are both double in size and sit alongside the seating area which was once the bathroom for the house and could be redeveloped to create an en suite bathroom if desired. The main bathroom is accessed via a few steps is a fantastic size and features a freestanding roll top bath in the centre of the room.

Externally, there is driveway parking immediately in front of the property with gates providing access to a further parking area, which in turn opens up to an expansive lawn area. There are various hardstanding areas within the garden, one of which has been fenced and is home to the summer house and another being used as a patio area. At the rear of the garden is a large double garage with an up and over door to the front and personal door to the side. Also in the rear garden is a 45 ft outbuilding which has the scope to be further developed if required, subject to planning consent.

It is important that potential buyers are aware that this property is located on the edge of Brize Norton runway and airfield.

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 village of Carterton beyond. It lies between the Cotswold hills and the Thames valley and has a population of about 400. Alvescot has a public house, a village shop, an excellent school and a village hall.

Carterton is the second largest town in West Oxfordshire and has a good range of shops and amenities. There are a number of primary schools and a secondary school, with various public houses and places to eat, along with a library and Leisure Centre which includes a swimming pool.

Nearby Bampton is 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 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. Continue through Alvescot and pass the turning signposted to Kencot and Filkins. Continue on the B4020 and the property will be the next house on the right hand side.

Services & Tenure

The tenure is Freehold. Mains water and electricity, oil fired heating and a cesspit.

Local Authority

West Oxfordshire District Council

Council Tax Band C

Our reference

FAR/LH/KF/03092024

We'd love to hear from you

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Alvescot, Bampton, OX18

Approximate Area = 1972 sq ft / 183.2 sq m (excludes void)

Outbuilding = 634 sq ft / 58.9 sq m

Garage = 538 sq ft / 50 sq m

Limited Use Area(s) = 98 sq ft / 9.1 sq m

Total = 3242 sq ft / 301.2 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). © nñchecom 2024. Produced for Perry Bishop. REF: 1179678



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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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