

Lime Tree Cottages, Weald Street, Weald, Bampton, Oxfordshire, OX18 2HL



Immaculately presented throughout • Brimming with character • Located in a desirable village • Turnkey ready • Onward chain already secured • Extended dining room • Three double bedrooms • Further potential in eaves • EPC D

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Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

Dating back to the 1750s, this charming cottage is located in the popular village of Bampton. It is just a short walk to the high street but set down a quiet road on the edge of the village. The cottage perfectly blends character and charm with modern living.

Stepping inside the porch, you will find ample room for coats and shoes. The living room is wonderfully light and has a large open space, divided into two areas: a cosy seating area around the log burner and a larger living area with patio doors leading out to the garden. The owners have also extended the property, adding a dining room off the living room, complete with bifold doors and Velux windows that fill the space with natural light, marrying the charm of the original house with an exposed stone wall. The kitchen is fitted with a range of wall and base units, as well as space and plumbing for white goods, including a dishwasher, washing machine, oven, hobs, and extractor fan. There are also two storage cupboards, with the largest one neatly fitting a tumble dryer under the stairs.

On the first floor, you will find two incredible double bedrooms, both with built-in storage, and the largest bedroom is also dual aspect. The family bathroom is also located on this floor, featuring a modern white suite. The top floor houses a further double bedroom, currently used as an office with Velux windows. On the landing, you also have access to a large storage room, similar in size to the bedroom, which could potentially be converted into an additional room or an en-suite if needed.

Externally, the garden offers incredible privacy and is low maintenance, planted with beautiful shrubs and flowers, and is fully enclosed by an old stone wall and fence.

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

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. Head down the road and take the last Left turning before exiting the village. The property can be found after a short distance on the left hand side.

What3Words:///headings.pops.kettles

Services & Tenure

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

Local Authority

West Oxfordshire District Council

Council Tax Band- D

Our reference

FAR/KB/MS/27082025

We'd love to hear from you

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what the owner said

"A beautiful, light-filled character cottage, steeped in history. Located in close proximity to village amenities including cafés, shops, pubs, a doctor's surgery, and schools. Peaceful location on the doorstep of the Cotswolds."





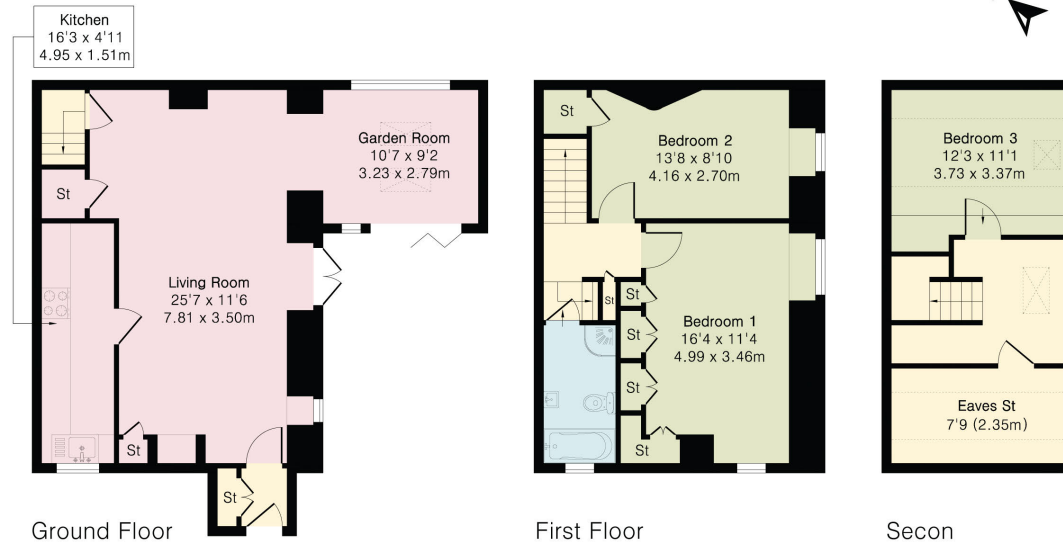


Approximate Gross Internal Area 1301 sq ft - 121 sq m

Ground Floor Area 598 sq ft – 56 sq m

First Floor Area 474 sq ft – 44 sq m

Second Floor Area 229 sq ft – 21 sq m



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PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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