

# PerryBishop

PROPERTY MADE PERSONAL



81 New Road, Bampton, Oxfordshire, OX18 2NP

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### Key Features



6  
Bedrooms



4  
Bathrooms



4  
Receptions

- Substantial detached family home
- Built in annex or holiday let
- Annex has two bedrooms and two bathrooms
- Living room with open fire
- Main bedroom with en-suite
- Double garage and parking
- Large rear garden
- Potential to extend STPP

### About the property

Upon entering you are welcomed into the porch, which in turn leads through to the first reception room. Current used as a dining room with ample space for entertaining as well as stairs to the first floor. On the left is the dual aspect living room, flooded with natural light and centred around a cozy open fireplace. To the right of the dining room is the kitchen, fitted with a range of wall and base units providing ample storage as well as access into the utility and cloakroom.

To the first floor are four well-proportioned bedrooms, the largest room benefits from an en-suite shower room, while the other bedrooms are serviced by the family bathroom, fitted with a modern white suite.

The double garage is attached to the side of the house and has internal access through the utility room, providing extra storage space as well as power and light. An addition added by the current owners in the early

90's is a self-contained annex, there is ramped access from the kitchen as well as its own private front door at the side of the property. This has many options, with wide doorways and downstairs bedroom for accessibility if a family member required. Or as its currently used, as a short-term rental providing income circa £20k p.a.

The annex, a Tardis in itself, consists of a downstairs bathroom, fitted with a modern white suite, opposite is a double bedroom. This then flows into the kitchen, fitted with built in white goods. Opening out into a living dining room, with patio doors out onto the veranda. Upstairs is a further double bedroom with two Velux windows as well as a further bathroom with a roll top bath and views through another Velux window.

Externally the plot is an enviable size mainly laid to lawn with mature trees, there is a wildlife garden off to one side and ample space for wood stores and additional storage. Closest to the house is a patio seating area.

### 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 along the high street until you reach the roundabout turning right onto broad street. Carry on up the road, taking the last right onto on New Road. Continue down until you reach the bottom of New Road where the property can be found by our board.

What3Words ///kingpin.unhappily.subsystem

### Services & Tenure

Electricity: Mains Supply  
Water: Mains Supply  
Sewerage: Mains Supply  
Heating: Gas

### Local Authority

West Oxfordshire District Council  
Council Tax Band F

### We'd love to hear from you

16 Market Place, Faringdon, Oxfordshire, SN7 7HP  
T: 01367 240356  
E: faringdon@perrybishop.co.uk









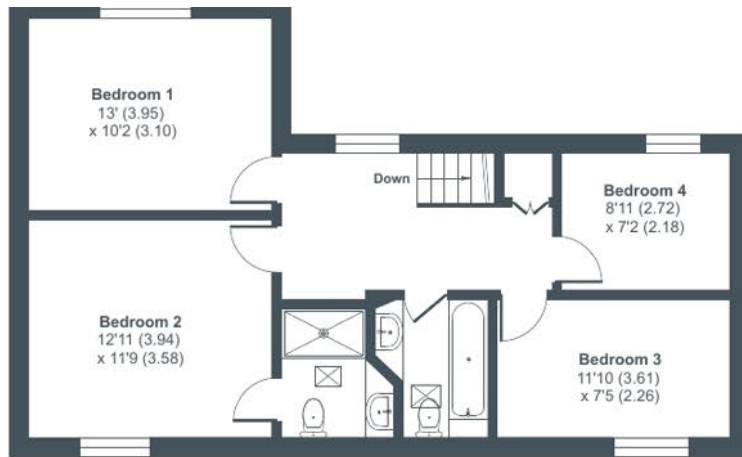


Limited Use Area(s) = 97 sq ft / 9 sq m  
 Garage = 296 sq ft / 27.4 sq m  
 Total = 2556 sq ft / 237.4 sq m

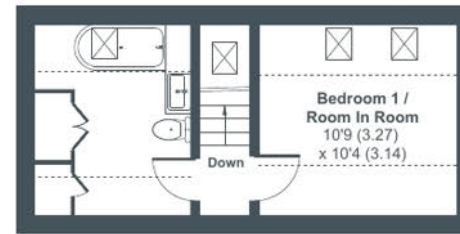
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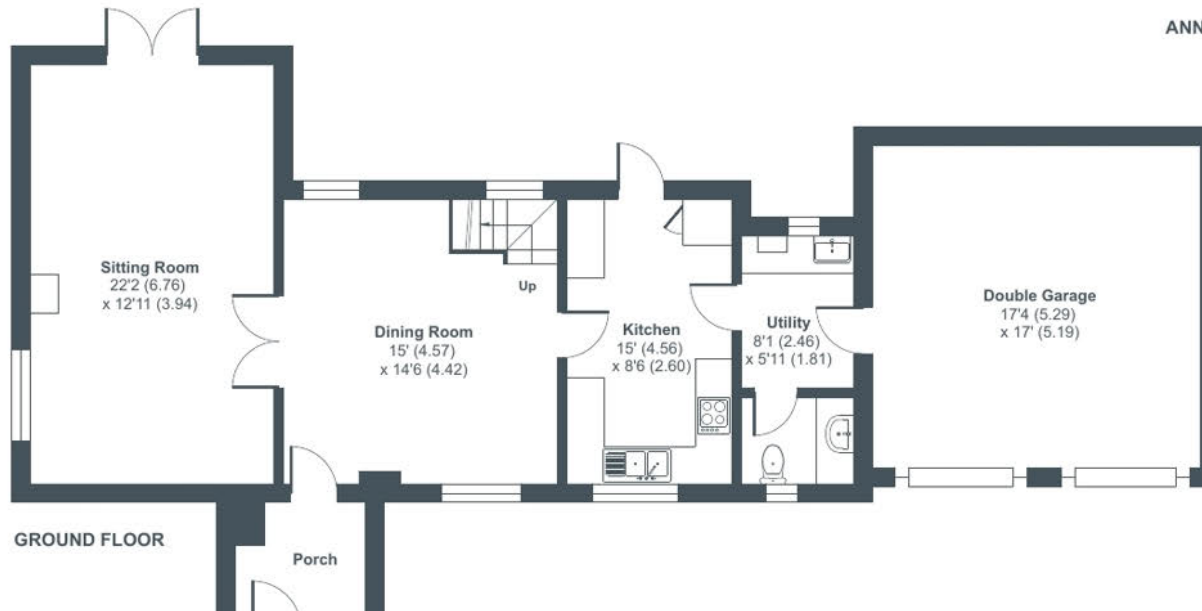
Denotes restricted head height



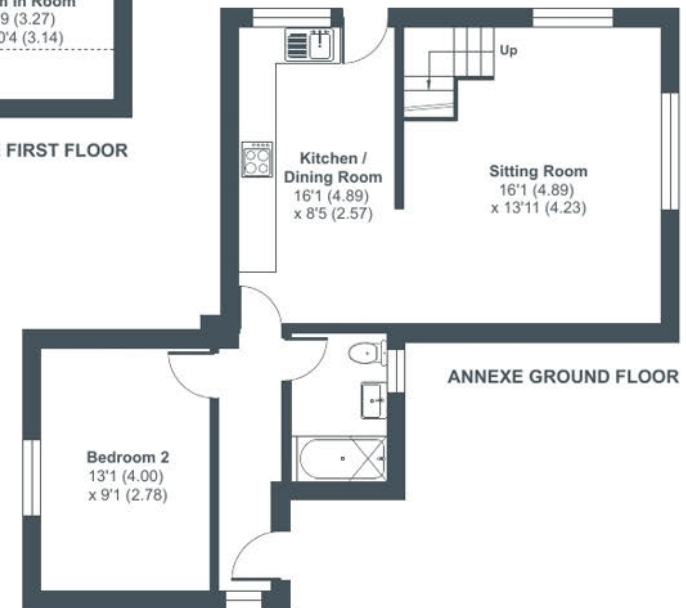
FIRST FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



ANNEXE GROUND FLOOR

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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.

