

# THE COTTAGE

WEALD, BAMPTON OX18 2HW

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Nicely positioned on the edge of the thriving village of Bampton, this attractive stone built property presents an exceptional opportunity to acquire a beautifully maintained home that blends period character with modern comforts. Set across two floors the spacious accommodation includes an inviting sitting room set around an attractive fireplace with wood burning stove setting the scene for family relaxing. The stylish kitchen is fitted with an extensive range of Shaker style units and a classic Belfast sink, complemented by tiled flooring and ample provision for white goods. Flowing seamlessly from the kitchen, the impressive dining and garden room is bathed in natural light thanks to a roof lantern and two sets of bi-fold doors, making it a superb setting for family meals or entertaining guests. The well-tended garden affords a high degree of privacy and is laid mainly to lawn with an array of mature trees, shrubs and planted borders.

## GUIDE PRICE

**Offers Over £550,000**



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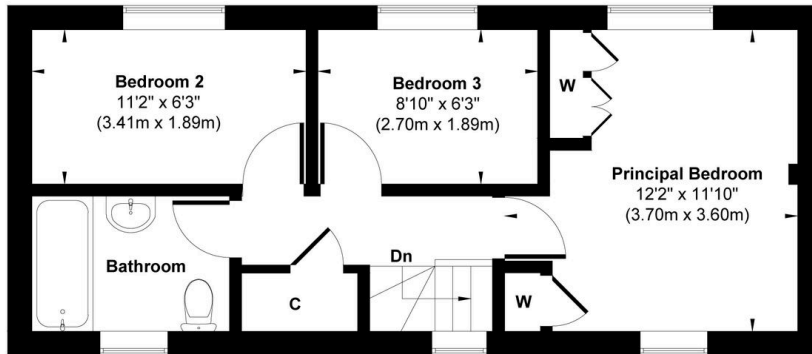


Delightful  
with view

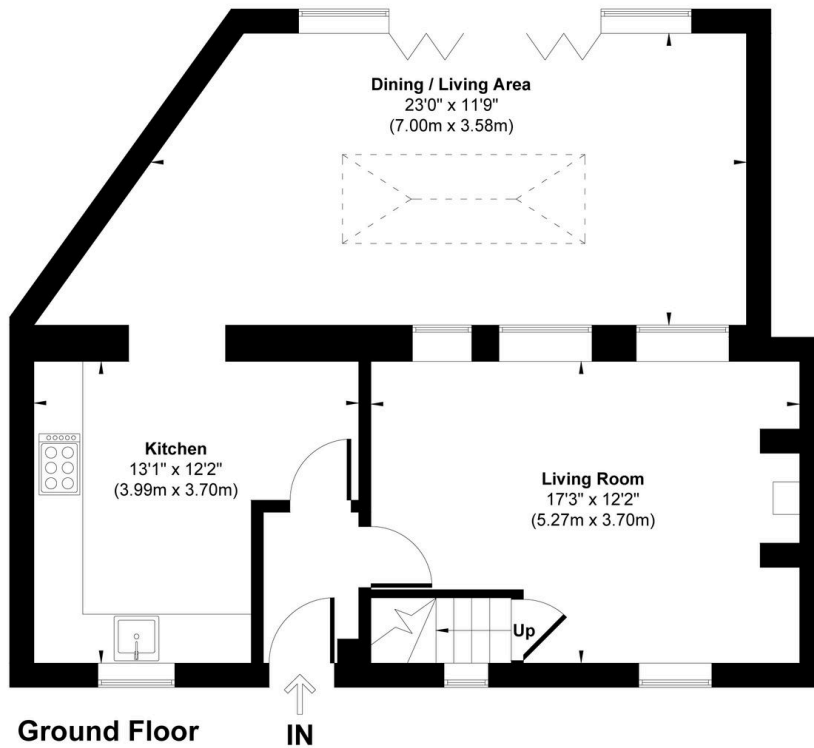




Approximate Gross Internal Area = 100.38 sq.m / 1080 sq.ft



First Floor



Ground Floor

Illustration for identification purpose only, measurements approximate and not to scale.

**Council Tax:**

Band E - £2,901.31

**Parking:**

Ample Off-street parking

**Local Authority:**

West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		61	85
England, Scotland & Wales		EU Directive 2002/91/EC	

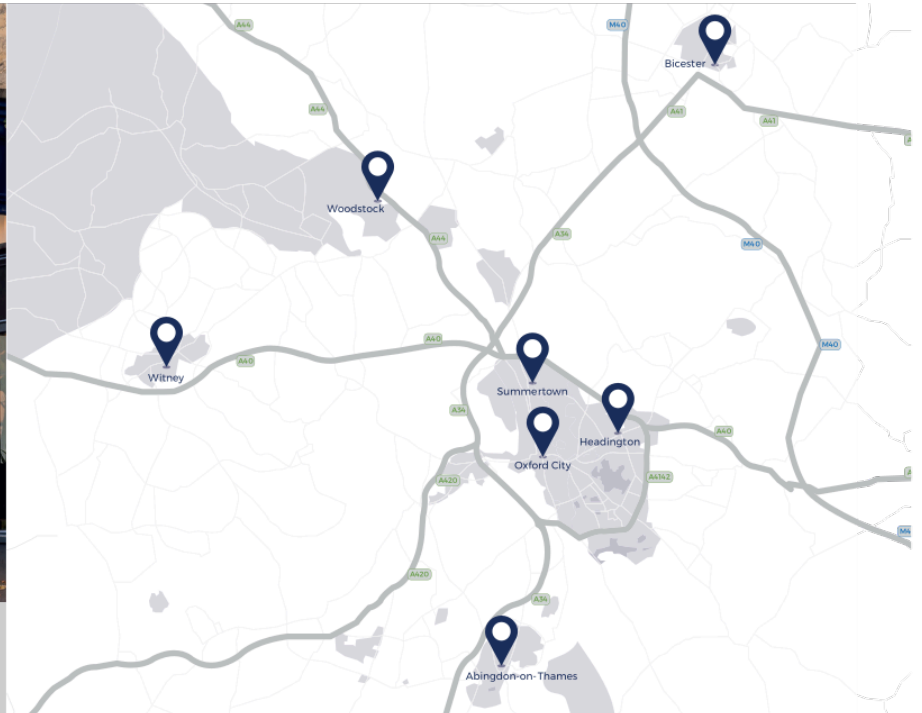
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		59	85
England, Scotland & Wales		EU Directive 2002/91/EC	

# LOCATION

*Bampton is a bustling large village which sits close to the edge of the Cotswolds and is indeed one of the oldest in the area. The Domesday Book recorded that it was a market town by 1086. Whilst retaining 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. Bampton boasts an excellent array of amenities for a village of its size with a post office, library, a sports ground and pavilion, an art gallery, two churches, primary school, doctors surgery, pubs, restaurants and a range of shops. Bampton was the location for the filming of much of Downton Abbey. It also has historic and current connections with Morris Dancing.*



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