

1 SHREWSBURY PLACE

BAMPTON OX18 2NT

1 Shrewsbury Place

Bampton OX18 2NT

Enjoying a desirable, tucked-away position in the heart of this vibrant village, a fabulous home enjoyed by the current owners for over a decade. Beautifully presented throughout the house offers stylish, light-filled accommodation alongside a generous garden with open green and fields beyond the boundary.

Externally, the exceptional garden affords a high degree of privacy and has been thoughtfully landscaped with low-maintenance in mind. The paved area is ideal for alfresco dining with its view across a vast array of plants, shrubs and well-tended lawn. Overall, this highly desirable home is one not to be missed and a viewing is essential to fully appreciate the sizeable accommodation and fabulous position with green area beyond the boundary.

GUIDE PRICE

£700,000



4



3



2



Beautifully
maintained





Approximate Gross Internal Area
 Main House = 164.46 sq.m / 1770 sq.ft
 Garage = 18.30 sq.m / 197 sq.ft
Total = 182.76 sq.m / 1967 sq.ft

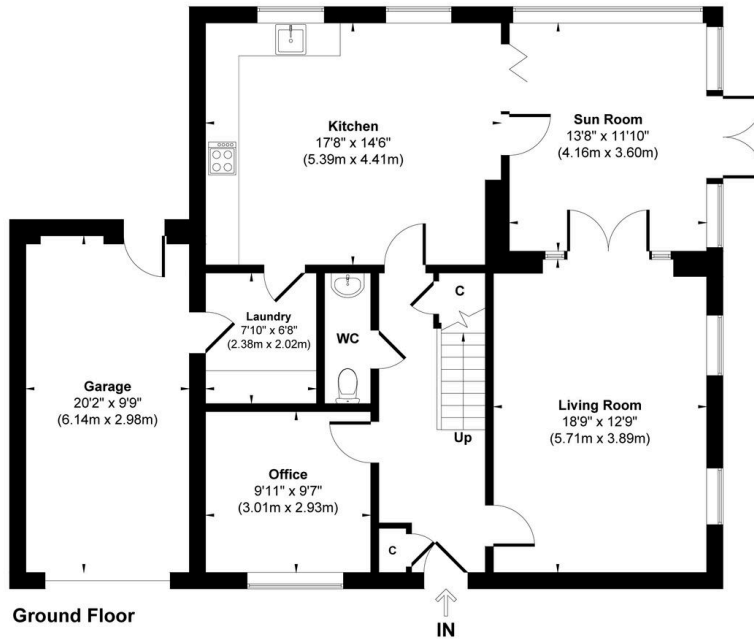
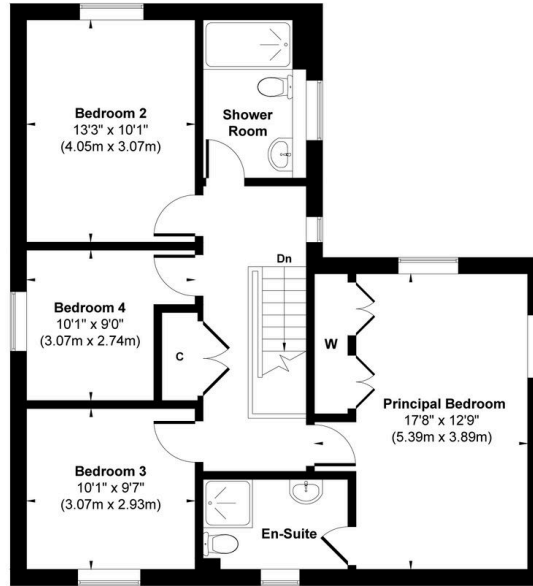


Illustration for identification purpose only, measurements approximate and not to scale.

Council Tax:
 Band E - £3,144.77

Parking:
 Garage & Two Parking Spaces

Local Authority:
 West Oxfordshire District Council

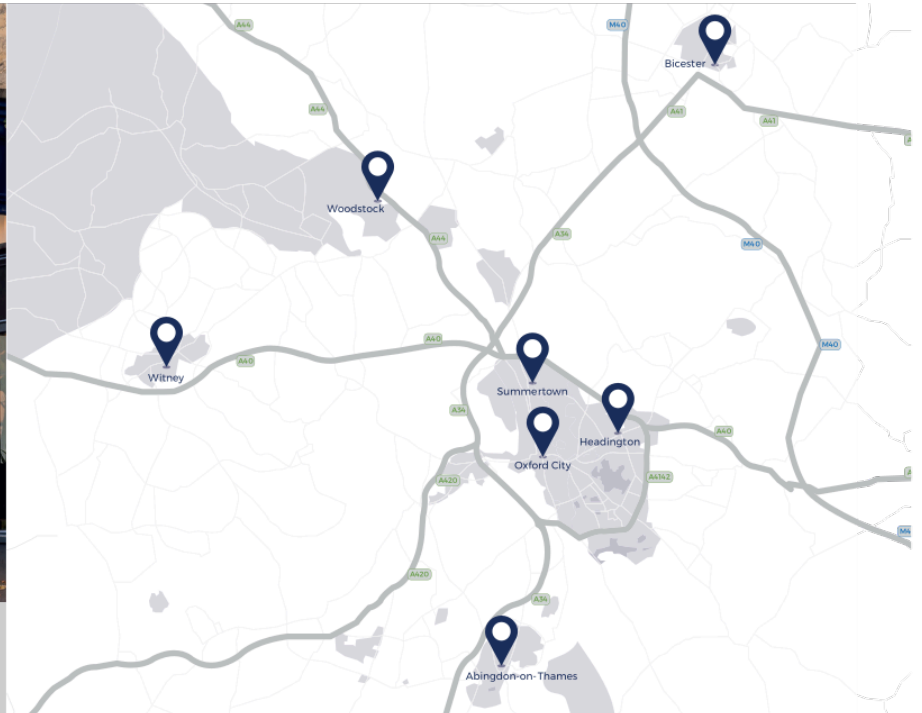
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION

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 and renowned as the historic home of Morris dancing - 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 primary school, doctors surgery with pharmacy, post office, library, a sports ground and pavilion, an art gallery, two churches, and of course a market square. The bustling market town of Witney and Cotswold town of Burford are just a short drive.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE



Every office has access to **every buyer** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk



FROM LEFT: Alex Chappell, Sarah Thomas, Julia Briggs, Rose McDermott and John Bouwer

Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 242 423 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



EST. 1947



breckon.co.uk

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.