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Castle Mews
Bampton, Oxfordshire

Guide Price £625,000



Castle Mews, Bridge Street, Bampton, Oxfordshire, OX18 2HA

Guide Price £625,000 **Freehold**

A 4 bedroom attached stone-built house dating from 2005 being one of just three properties in a small courtyard setting set back from the road within the centre of Bampton. The property boasts a beautifully presented and stylish interior along with driveway parking, an integral garage and a well tended and part-walled rear garden enjoying a westerly aspect. Features of this individual village home include tiled flooring throughout the ground floor, a breakfast kitchen with utility area off, a light and airy sitting room with wood-burning stove, conservatory, and 4 double bedrooms with a contemporary en-suite and family bathroom.

The established rear garden has been carefully designed and can be accessed by a side path, whilst the integral garage has a personal door to the garden, and, furthermore, provides the house with extension options, subject to planning consent. The finish and presentation of the property has been carefully executed resulting in a home that, in our opinion, will appeal to those seeking a more individual house and non-estate setting, set among period properties within walking distance of the village amenities.



THE ACCOMMODATION

Hall

Tiled floor continuing through the ground floor, staircase to first floor with understairs storage.

Cloakroom

WC, wash basin, fixed shelving, window to side.

Sitting Room

Wood-burning stove, window to side. Glazed double doors to:-

Conservatory

Built on a dwarf wall with timber framed double glazed windows and double doors to the rear garden. Currently used as a dining area.

Breakfast Kitchen

Base units on two walls, worktop and tiled splashbacks, windows on two sides, timber wall panelling with cavity for a flat-screen TV (not included), space for American style fridge/freezer and range cooker (appliances not included), integrated fridge and dishwasher. Opening to:-

Utility Area

Stainless steel single drainer sink, base unit and worktop, plumbing and space for washing machine and tumble dryer, wall mounted 'Worcester' gas fired boiler, part-glazed door to side.

On the first floor

Landing

Access to roof space, airing cupboard housing hot water cylinder, laminate flooring throughout.

Bedroom 1

Two sets of fitted wardrobes, useful 'over-stairs' storage cupboard, windows on two sides and Velux rooflight.

En-Suite Bathroom

Contemporary suite of panelled bath with a marble style surround, circular basin in vanity unit, WC, mosaic tiled floor, wall panelling, Velux rooflight.

Bedroom 2

Fitted double wardrobe, window to rear.

Bedroom 3

Window to front.

Bedroom 4

Velux rooflights to rear elevation, window to side.

Bathroom

White suite of panelled bath with shower over, pedestal basin, WC, part-tiled walls, window to side.

OUTSIDE

Parking

Private driveway parking along with a further space in front of the garage.

Integral Garage

Up and over door, electric light and power, personal door to the rear garden.

The Garden

The attractive landscaped rear garden is part-walled and enjoys a westerly aspect. The garden has decking, lawn, shrub beds, a corner terrace, semi-mature trees and shrubs, and outside tap. A useful area at the side of the house has a log and tool store, and gated access to the driveway.



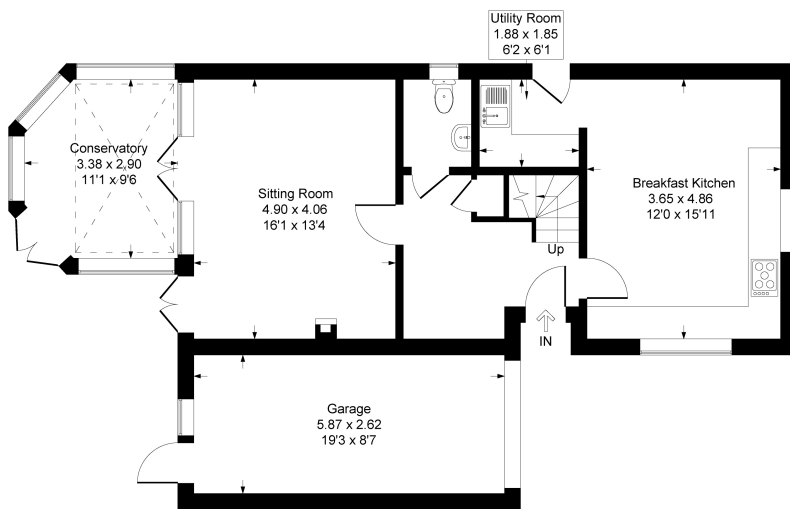
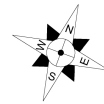


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

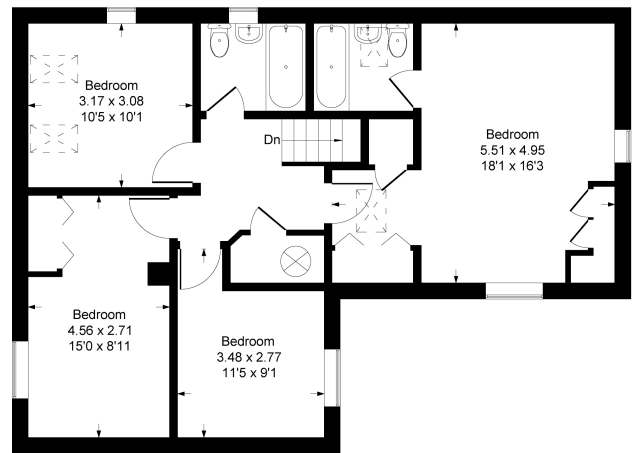
- * 4 Bedrooms (master en-suite) * Breakfast Kitchen * Utility *
- * Cloakroom * Sitting Room with stove * Conservatory *
- * Gas CH * Garage * Landscaped garden * Stylish interior *
- * Close to the Market Square * Viewing advised *

2 Castle Mews Bampton OX18 2HA

Approximate Gross Internal Area
Main House = 133.9 sq m / 1442 sq ft
Garage = 15.3 sq m / 165 sq ft
Total = 149.2 sq m / 1607 sq ft



Ground Floor



First Floor

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