



New Road, Bampton

Carter Jonas

MIDDLE PROSPECT, NEW ROAD, BAMPTON, OXFORDSHIRE OX18 2LF

Entrance hall, sitting room, kitchen/breakfast room family room, garden room, utility & cloakroom, 4 bedrooms (1 en-suite), family bathroom.
Garden studio, walled garden. Driveway parking for one car.

DESCRIPTION

Occupying a desirable position within the heart of the village of Bampton, famous for the village setting in Downton Abbey, Middle Prospect is a beautifully presented Cotswold stone home offering characterful accommodation, together with a separate studio and a delightful private garden. Originally converted from traditional stone outbuildings in the mid-1980s and subsequently enhanced by the current owners, the property combines period character with modern family living. Beneath a traditional Stonesfield slate roof, it retains a wealth of characterful finishes throughout, including carved timber beams, oak flooring, traditional wooden doors.

A wonderful home throughout the seasons, the house provides warm and inviting accommodation during the winter months, centred around a cosy sitting room with wood-burning stove and a traditional gas Aga within the kitchen. In the summer, the conservatory opens directly onto the beautifully enclosed garden, creating an ideal setting for outdoor entertaining and relaxed family living.

The ground floor is centred around an open-plan kitchen, dining and family room, thoughtfully redesigned in recent years by the current owners. The bespoke kitchen incorporates quartz work surfaces, integrated appliances, a gas Aga, induction hob, electric oven and a built in bench seating and dining area. The adjoining family and dining areas provide a superb setting for entertaining, comfortably accommodating large gatherings and everyday family living. Complementing the kitchen is a practical utility room with cloakroom, built-in boot storage and external access, ideal for muddy boots and dogs following countryside walks. A stylish garden room with underfloor heating and electrically operated roof blinds overlooks the garden and provides

A BEAUTIFULLY PRESENTED VILLAGE HOME COMBINING CHARACTER AND MODERN FAMILY LIVING IN ONE OF OXFORDSHIRE'S MOST DESIRABLE LOCATIONS ON THE EDGE OF THE COTSWOLD AREA OF NATURAL BEAUTY







additional year-round living space. The charming sitting room offers a quieter retreat.

The first floor comprises four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom. Above, a versatile loft room provides useful additional space for a variety of uses.

Outside, the property enjoys a delightful, enclosed garden offering a high degree of privacy. Designed for ease of maintenance, the garden incorporates lawns, a paved terrace, raised flower beds and a useful shed with power connected. A rear gate provides direct access to neighbouring footpaths and access to the market square.

A particularly attractive feature is the stone built two-storey studio. Connected to both electricity and water supplies, the ground floor is currently utilised as a pottery studio, whilst the upper floor serves as an office.

SITUATION

Bampton is widely regarded as one of West Oxfordshire's most desirable villages & offers an excellent range of day-to-day amenities including shops, cafés, public houses, a celebrated butcher, pharmacy, medical facilities, and an art gallery. The village enjoys a thriving community & lies on the edge of the Cotswolds Area of Outstanding Natural Beauty, with countryside walks on the door step & convenient access to Witney, Burford, Oxford & the wider region.

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the joint selling agents Carter Jonas - T: 01865 511444



Directions to Local Authority: West Oxfordshire District
OX18 2LF Council

Council Tax Band G

All mains services connected

According to Ofcom Ultrafast Broadband is available

Mobile coverage is good outdoor, with some providers saying good indoor



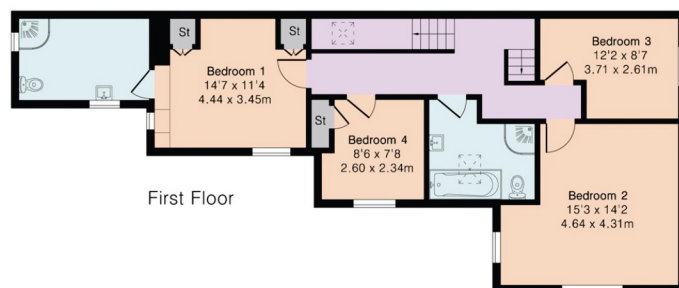
**Approximate Gross Internal Area 2038 sq ft - 188 sq m
(Excluding Outbuilding)**

Ground Floor Area 985 sq ft – 91 sq m

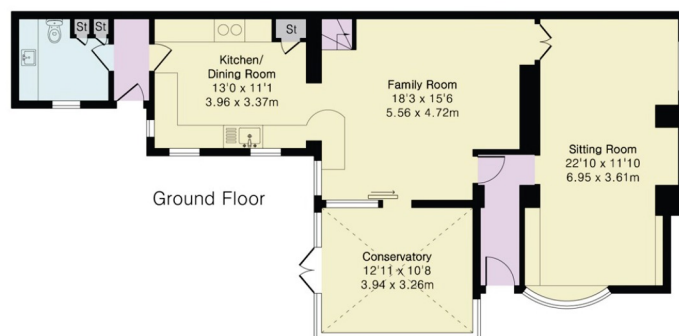
First Floor Area 823 sq ft – 76 sq m

Second Floor Area 230 sq ft – 21 sq m

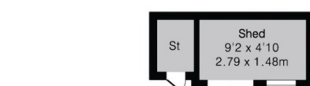
Outbuilding Area 337 sq ft – 31 sq m



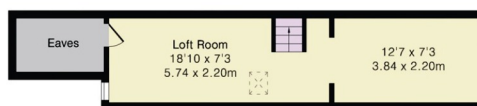
First Floor



Ground Floor



Outbuilding Ground Floor Outbuilding First Floor



Second Floor



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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Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	73 C
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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