



BAMPTON ROAD, BLACK BOURTON, OX18
£4,000 per month*

Carter Jonas

BAMPTON ROAD, BLACK BOURTON, BAMPTON, OXFORDSHIRE, OX18 2PD

- Double Car Port
- Annexe with bedroom, kitchen and shower room
- Refurbished to a high standard
- Countryside views
- South facing garden

THE PROPERTY

Manor Cottage has been fully refurbished to a high standard throughout and combines period character with modern comfort. The detached property offers well balanced and flexible accommodation with 4 bedrooms and 3 bathrooms in the main house and the addition of a self-contained annexe comprising a further bedroom, kitchen and shower room. The house sits on a generous plot with plenty of driveway parking space, a detached double car port with electric car charging point. Outside there is an attractive south facing garden mainly laid to lawn and terrace dining space with countryside views.

Accommodation comprising: Entrance hall with stone floor, Sitting room with wood burning stove and wood flooring, cloakroom WC, Utility room, Kitchen/Dining Room with doors leading to garden, appliances include: Range cooker, fridge, freezer and dishwasher. First floor: Principle bedroom with en suite shower room, bedroom 2 with en suite shower room, two further bedrooms and family bathroom with shower and bath. Outside there is an annexe with its own living/sleeping space, kitchen and shower room including wc and wash and basin.

The property offers attractive rural surroundings set within a wonderfully well-connected corner of the Cotswolds with close proximity to Estelle Manor. Bampton offers a village shop, Post Office, butcher, and there are traditional pubs close by such as The Mason Arms and The Double Duke serving good food and real ales.

Beautiful Cotswold retreat in the picturesque village of Bampton.



Witney 4 miles; Burford 8 miles and Oxford 19 miles. Rails links to London from Oxford Parkway, Long Hanborough and Charlbury.

Available September on a furnished or part furnished basis.

Oil central heating. Septic tank. Mains electric and water

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Council Tax Band: E - please check with West Oxfordshire Council for current charges. EPC: D

Flood risk: Very Low

Holding deposit = 1 weeks rent £923

Deposit is 5 weeks rent = £4615

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	West Oxfordshire District Council - Council Tax Band E

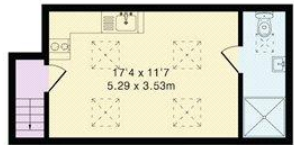


**Approximate Gross Internal Area 2588 sq ft - 241 sq m
(Excluding Carport)**

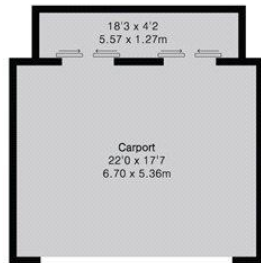
Ground Floor Area 1150 sq ft – 107 sq m

First Floor Area 1438 sq ft – 134 sq m

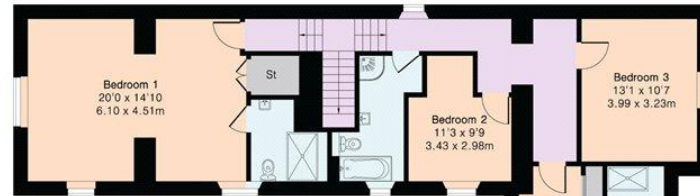
Garage Area 475 sq ft – 44 sq m



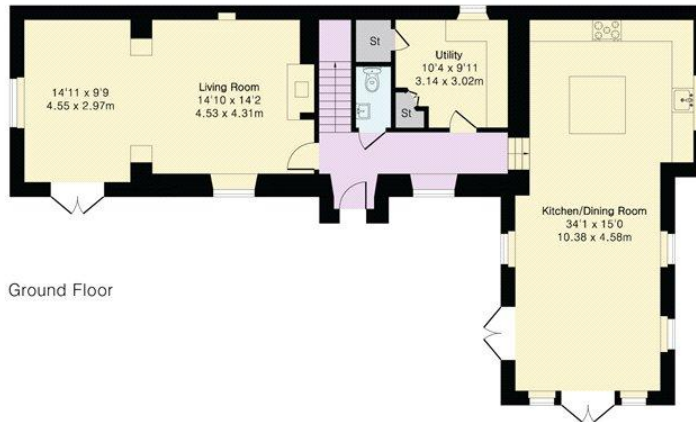
First Floor



Carport



First Floor



Ground 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.

Carter Jonas

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Classification L2 - Business Data



IMPORTANT INFORMATION

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