



**High Street**  
Bampton

**Carter Jonas**

# GRANGE COTTAGE HIGH STREET BAMPTON, OX18 2JW

\* Three reception rooms \* Kitchen/breakfast room \*  
Five bedrooms \* Three bathrooms \* Private southerly  
gardens \* Garage and parking \*

## DESCRIPTION

Occupying a prime position within the conservation area in the heart of this sought-after village, Grange Cottage is an elegant and historic home, constructed of Cotswold stone beneath a traditional Stonesfield slate roof. Dating back to the 17th century, with a later Georgian frontage, the property beautifully blends character and proportion with excellent scope to improve.

A welcoming reception hall with flagstone flooring sets the tone for the accommodation beyond. The principal reception rooms are well proportioned and filled with natural light. The double-aspect drawing room features a central working fireplace, generous ceiling height, and a large bay-style window overlooking the garden. The formal dining room provides easy access through to the kitchen. The kitchen/breakfast room has stone flooring, exposed timbers, and fitted with a traditional gas Aga alongside integrated appliances.

Beyond, a practical rear hallway provides access to the garden and side lane, along with a cloakroom and shower. A particularly versatile addition is the garden room/home office, with adjoining storage and further WC facilities. The first floor offers three spacious double bedrooms, a single bedroom and two bathrooms. The second floor provides a fifth bedroom and access to extensive attic space. The layout offers excellent flexibility for family living, guest accommodation, or workspace requirements.

The gardens are a particular highlight - to the front, beautifully landscaped borders frame the property, enhancing its period charm. To the rear, a private south-facing walled garden provides a peaceful and sheltered setting, complete with terrace.

**A GRADE II LISTED DETACHED ELEGANT AND HISTORIC HOME LOCATED IN THE CONSERVATION AREA, CLOSE TO THE HEART OF THIS LOVELY COTSWOLD VILLAGE.**



A former stable offers valuable storage or potential for conversion (subject to consents). The property further benefits from a single garage, alongside two parking spaces on Chapel Lane, plus additional shared guest parking.

#### LOCATION

Bampton is a highly regarded and picturesque village on the edge of the Cotswolds, ideally positioned between Oxford and Cirencester. Steeped in history and widely recognised as the filming location for Downton Abbey, the village combines charm with a strong sense of community. Amenities include a Co-op mini supermarket, butcher and deli, coffee shops and public houses, primary school and doctor's surgery with pharmacy, library, Post Office, and village hall. The nearby recreation ground includes thriving football and cricket clubs with brand new tennis and padel courts. More extensive shopping, schooling, and cultural facilities are available in Witney, Oxford, Faringdon, and Cheltenham.

### ADDITIONAL INFORMATION

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

**Directions:** Please use postcode OX18 2JW

Mains water, gas, electricity and drainage are connected.  
Council tax band G, EPC rating E  
Grade II listed. Conservation area  
Mobile and broadband speeds can be checked at [checker.ofcom.org](http://checker.ofcom.org)





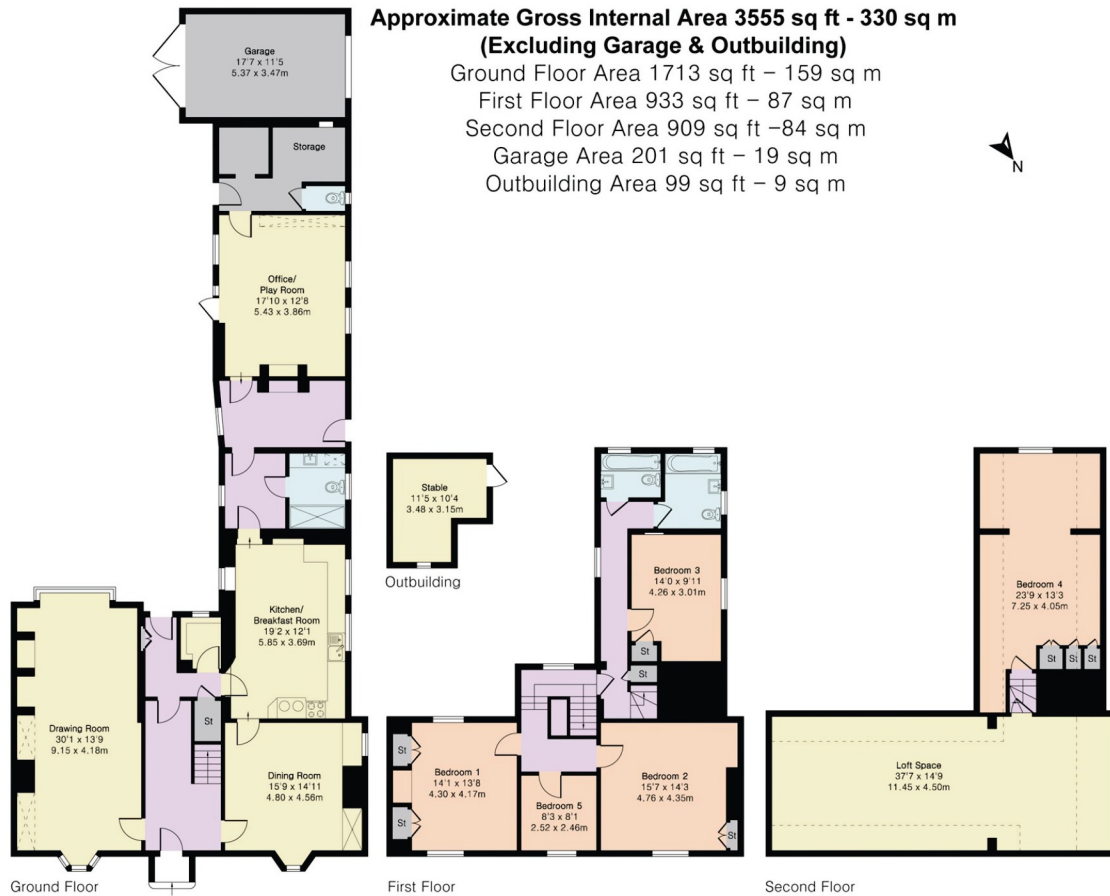
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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**Approximate Gross Internal Area 3555 sq ft - 330 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1713 sq ft - 159 sq m  
 First Floor Area 933 sq ft - 87 sq m  
 Second Floor Area 909 sq ft - 84 sq m  
 Garage Area 201 sq ft - 19 sq m  
 Outbuilding Area 99 sq ft - 9 sq m



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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