



**Dove House**  
Bampton

**Carter Jonas**

## DOVE HOUSE, BRIDGE STREET, BAMPTON, OX18 2HA

\* Sitting Room \* Kitchen/Dining Room \* 4 Bedrooms \*  
Parking \* Southerly Garden \*

### DESCRIPTION

Situated in a prime position within the conservation area at the heart of this highly sought-after village, this charming Grade II listed home dates back to the 1600s and is rich in character and period features. Thoughtfully updated over the years, it offers four double bedrooms, a private south-facing garden, and parking in a private courtyard.

The property retains an abundance of original charm, including exposed beams throughout. The entrance hall, with adjoining cloakroom, leads to an impressive dual-aspect sitting room featuring window seats and a striking stone inglenook fireplace with inset wood-burning stove.

An inner hall provides access to the garden, first floor and the kitchen/dining room, which is fitted with a range of modern wall and base units, integrated oven, electric hob, dishwasher, fridge and freezer together with space for an additional fridge/freezer. The room also offers ample dining space and a versatile island unit.

A winding staircase leads to the first floor, where there are two double bedrooms, both with built-in storage. The principal bedroom benefits from Jack-and-Jill access to the family bathroom, fitted with a contemporary white suite. A concealed staircase rises to the second floor, where there are two further double bedrooms, one of which benefits from an ensuite bathroom.

### OUTSIDE

The property enjoys enclosed gardens to the front and rear. The private south-facing rear garden is mainly laid to lawn and complemented by decked and paved seating areas, ideal for entertaining and relaxation. A rear gate leads to parking in the private courtyard.

**A CHARMING GRADE II LISTED HOME DATING BACK TO THE 1600S,  
OCCUPYING A PRIME POSITION WITHIN BAMPTON'S CONSERVATION  
AREA.**



## LOCATION

Bampton is a picturesque and highly sought-after village on the edge of the Cotswolds, conveniently situated between Oxford and Cirencester. Rich in history and renowned as a filming location for Downton Abbey, the village offers an attractive blend of period charm and a vibrant community atmosphere.

Local amenities include a Co-op supermarket, butcher and deli, cafés, public houses, primary school, doctor's surgery with pharmacy, library, Post Office and village hall. The recreation ground is home to thriving football and cricket clubs, alongside newly developed tennis and padel courts.

More extensive shopping, leisure and educational facilities can be found in the nearby centres of Witney, Oxford, Faringdon and Cheltenham.

## ADDITIONAL INFORMATION

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

Tenure: Freehold

Local Authority: West Oxfordshire District Council  
Council Tax Band F

All mains services connected

According to Ofcom Ultrafast Broadband is available

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

**Directions:** w3w ///diplomats.encoded.blissful

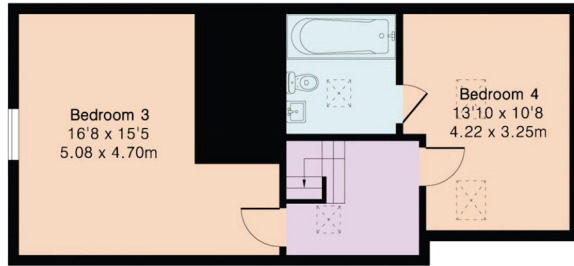


**Approximate Gross Internal Area 1643 sq ft - 153 sq m**

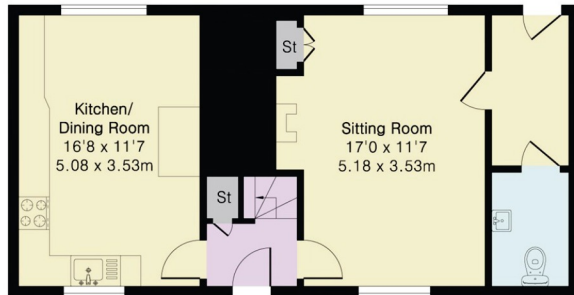
Ground Floor Area 570 sq ft – 53 sq m

First Floor Area 570 sq ft – 53 sq m

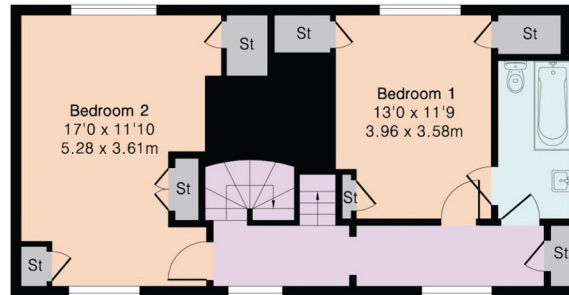
Second Floor Area 503 sq ft – 47 sq m



Second Floor



Ground Floor



First 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**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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