



**2 LANDELLS COTTAGES**  
Bampton

Burford 8 miles, Oxford 20 miles, Witney 6 miles. Rail - Charlbury 13 miles, Long Hanborough 13 miles, Oxford Parkway 18 miles.

## 2 Landells Cottages

### Bampton Oxfordshire OX18 2LJ

**A LIGHT AND SPACIOUS THREE BEDROOM SEMI-DETACHED PERIOD COTTAGE IN NEED OF SOME IMPROVEMENT WITH GENEROUS SOUTH WEST FACING GARDEN BACKING ONTO FIELDS LOCATED IN THE HEART OF BAMPTON CLOSE TO AMENITIES AND EXCELLENT SCHOOLS.**

- Semi-Detached Period Cottage
- Kitchen / Dining Room
- Sitting Room / Drawing Room
- Garden Room
- 3 Bedrooms / 2 Bathrooms
- Beautiful Generous Gardens
- Close to Amenities / Excellent Schools
- No Onward Chain

**Guide price £725,000**

**VIEWING** Strictly by prior appointment through

Tayler & Fletcher

**Tel: 01993 220579**

#### LOCATION

2 Landells Cottages is situated in the heart of Bampton, an attractive small market town, also referred to as a village, situated between the Cotswolds and the Vale of the White Horse. The town dates back to the Saxon era and by the time of the Norman Conquest it was the third largest town in Oxfordshire. Much of its growth was down to the prominence of the wool trade. More recently, Bampton has become renowned as one of the locations for the filming of Downton Abbey.

There is the parish church of St Mary, which is one of the largest churches in West Oxfordshire, together with a good range of local amenities including a small supermarket, an award winning butcher/delicatessen, post office, hairdresser, library, medical centre with pharmacy and a popular garden centre. There are also numerous cafes and several pubs.

Bampton Church of England primary school and nursery is located in the town whilst there are excellent secondary schools nearby that include Burford School and Cokethorpe School near Witney.

From Bampton, the area's larger commercial centres of Burford (8 miles), Oxford (20 miles) and Witney (6 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (13 miles), Long Hanborough (13 miles) and Oxford Parkway (18 miles) and a comprehensive local bus network.

#### DESCRIPTION

2 Landells Cottages is a light and spacious semi-detached period cottage in need of some improvement. It is the first time that the property has come onto the market in 35 years.

The property comprises an entrance hallway, kitchen - dining room, utility room, cloakroom, sitting room, drawing room and garden room downstairs. Whilst there is the master bedroom, two guest bedrooms and a family bathroom upstairs. There is an en suite shower room to one of the guest bedrooms. A feature of the property is the generous south west facing rear garden which backs onto open fields.

#### Approach

Paved pathway leading to timber framed front door with veranda above to:

#### Entrance Hallway

Timber framed door to:

#### Kitchen - Dining Room

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Laminate work surfaces. Stainless steel sink unit with mixer tap and tiled splashback. Aga double gas fired oven. Siemens single electric oven and grill with extractor over. Four ring gas hob. Miele dishwasher. Tiled flooring. Recessed ceiling spotlighting. Double glazed window to the front elevation. Timber framed door to:





### Utility Room

Range of fitted cupboards. Timber framed door to:

### Cloakroom

With low level WC and wash hand basin with tiled splashback. Wood effect tiled floor. Space and plumbing for washing machine and tumble dryer. Single glazed window to the rear elevation. From the hallway, timber framed door to:

### Sitting Room

Recessed cut stone fireplace and hearth. Built-in book shelving and cupboards. Double glazed window to the front elevation. Timber framed door to entrance hallway. Proceed through to:



### Drawing Room

Double glazed windows to the rear elevation. Timber French doors with glazed insert panels to:



### Garden Room

Flagstone flooring. Exposed timber beams. Double glazed windows to the rear and side elevations. French doors and sliding doors providing direct access both into the garden and the side passageway. Timber framed door with glazed insert panels to the utility room. From the entrance hallway, stairs with timber balustrade rise to:

### First Floor Landing

Timber framed door to airing cupboard housing the hot water tank. Double glazed window to the rear elevation. Timber framed door to:

### Master Bedroom

Range of built-in wardrobes. Double glazed windows to the front and rear elevations. From the first floor landing, timber framed door to:

### Bedroom 2

Range of built-in wardrobes. Timber framed door to cupboard. Hatch to loft roof space. Double glazed window to the front elevation. Timber framed door to:



### En Suite Shower Room

Low level WC, wash hand basin with tiled splashback. Wall mounted vanity cupboard. Shower cubicle with wall mounted shower. Part tiled walls. Tiled flooring. Recessed ceiling spot lighting. From the first floor landing, timber framed door to:



### Bedroom 3

Timber framed door to cupboard housing the Worcester Bosch mains gas boiler. Double glazed windows to the rear and side elevations. From the first floor landing, timber framed door to:

### Family Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback. Wall mounted vanity cupboard. Panelled bath with overhead shower. Chrome heated towel rail. Part tiled walls. Tiled flooring. Velux double glazed window to the side elevation.

### OUTSIDE

2 Landells Cottages has a beautiful and generous south west facing garden to the rear of the cottage backing onto open fields. There is an area of patio that provides space for outside dining and entertaining adjacent to the back of the cottage with a large expanse of lawn bordered by mature shrubs and plants with fencing and hedging. There are a couple of timber garden sheds and a summerhouse. Paved footpath provides side access to the property.

### SERVICES

Mains Electricity, Water and Drainage. Mains Gas central heating.

### LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'E' Rate payable for 2022 / 2023 £2593.95



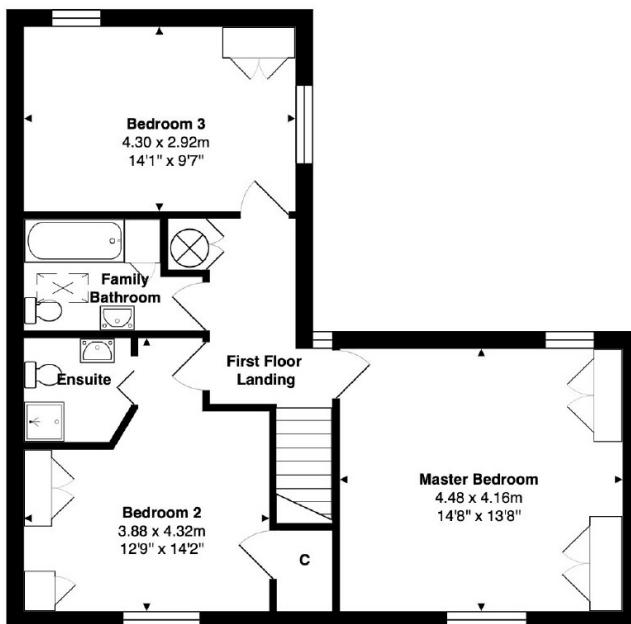
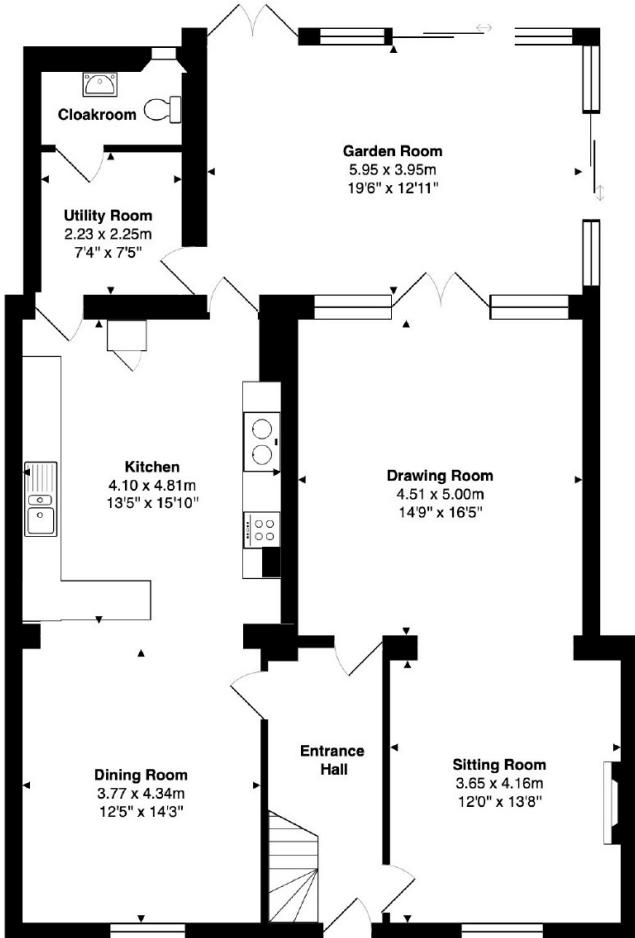


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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Approx. Gross Internal Area: 184.8 m<sup>2</sup> ... 1989 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

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