



## 2 MODEL COTTAGES

BAMPTON ROAD, BLACK BOURTON, BAMPTON, OX18 2PD

**PENNY &  
SINCLAIR**



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**An attractive semi-detached Grade II Listed cottage in a rural village setting with far reaching countryside views.**

Well-presented throughout with character features • Grade II listed • Three double bedrooms • Kitchen/breakfast room • Dining room • Sitting room with wood burner • Recently extended • Endosed garden bordering village brook • Garage & parking

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Faringdon 5 miles / Burford 7 miles / Witney 8 miles / Oxford 21 miles / Swindon 19 miles  
(All distances are approximate)

Enjoying a lovely location within the village with countryside views to the front, 2 Model Cottages is an attractive Grade II Listed stone built cottage complemented by a detached garage and good sized rear garden bordered by the village brook. Believed to date from 1860, the property has in more recent years been sympathetically extended to the rear to provide an impressive kitchen and dining room and more generous accommodation on the first floor. Internally the accommodation has character and many attractive features throughout. The ground floor provides an entrance hall with stairs to the first floor, access to the ground floor bathroom, a particularly light sitting room with wood burning stove and large bay window to the front. To the rear of the house with direct access to the garden, is the kitchen/breakfast room with a range of wall and base units with wooden surfaces and an integrated dishwasher. The dining room, which is part divided from the kitchen has attractive French doors to the decking area and garden beyond. On the first floor there is a newly fitted family bathroom and three double bedrooms, two have period fireplaces. The main bedroom to the front of the house enjoys the countryside views.

The property is approached via a driveway giving access to the garage and providing ample parking space. A small garden is arranged at the front of the house with the main garden lying to the rear. Principally laid to lawn with a variety of shrubs and trees and fully enclosed by fencing, the garden enjoys the attractive feature of the village brook running along the rear boundary.

French doors from the dining room open to a decking area for al fresco dining. The detached garage has a good sized roof space providing excellent storage and the potential for a number of uses including a home office subject to the necessary consents.





### **SITUATION**

Black Bourton is a pleasant rural village featuring the small Norman Church of St Mary, a small village green and The Vines restaurant. It is centrally located with easy access to Burford, Witney, Faringdon and Lechlade. It is only one and a half miles from the characterful village of Bampton, which has a wide range of excellent facilities including; doctors, dentist, bank, a primary and nearby preparatory school. The adjoining village of Alvescot (approximately one mile away) also has primary schooling and secondary schooling is catered for at Burford and Witney. Witney town centre has Waitrose, Sainsburys, Marks and Spencer, Debenhams and many more individual shops and The Windrush Leisure Centre. Burford Golf Club is also within close proximity. Communications are excellent with railway stations in Oxford, Didcot, Charlbury or Swindon providing services to London Paddington. By road there is easy access to the A420 and A40 from which there is immediate access to the M4 at Swindon or the M40 at Oxford. There is a bus service from the village to Carterton, Bampton and Witney.

### **DIRECTIONS**

From Burford take the A40 toward Oxford, take the right turn signposted to Shilton and Carterton. At the Carterton traffic lights turn right, then at the next roundabout turn right, signposted Alvescot. Proceed through Alvescot and take the next left hand turn into Black Bourton. 2 Model Cottages will be found just before the left hand turn into Burford Road.

### **SERVICES**

Mains electricity and water. Private drainage. LPG central heating. Underfloor heating in the kitchen, dining room and ground floor bathroom.

### **FIXTURES & FITTINGS**

Certain items may be available by separate negotiation with Penny & Sinclair.

### **TENURE & POSSESSION**

The property is freehold and offers vacant possession on completion.

### **LOCAL AUTHORITY**

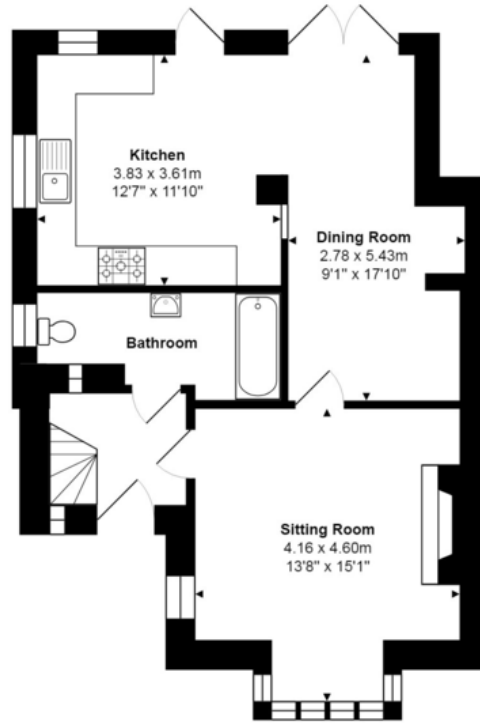
West Oxfordshire District Council - Council Tax Band: D

### **VIEWING ARRANGEMENTS**

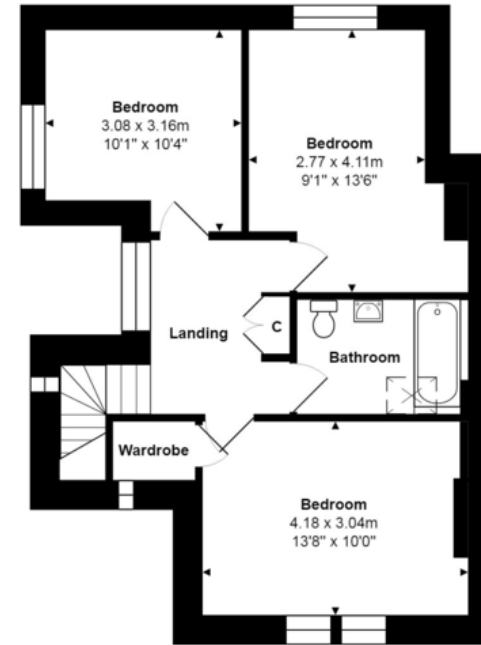
Strictly by appointment with Penny & Sinclair - 01993 220555.



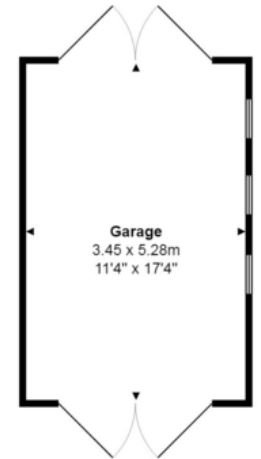




Ground Floor



First Floor



Outbuilding



Approx. Gross Internal Area: 122.9 m<sup>2</sup> ... 1323 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 purpose only and should be used as such.  
Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

**PENNY &  
SINCLAIR**

**01993 220555**

97 High Street, Burford, Oxfordshire,  
OX18 4QA

[burford.sales@pennyandsinclair.co.uk](mailto:burford.sales@pennyandsinclair.co.uk)

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