



# TURNPIKE COTTAGE, BURFORD ROAD

BLACK BOURTON, OX18 2PF

**PENNY &  
SINCLAIR**

# TURNPIKE COTTAGE BURFORD ROAD

BLACK BOURTON, BAMPTON, OX18 2PF

**Charming stone-built period cottage with great character  
backing onto fields.**

Entrance Hall with underfloor heating • Cloakroom/ Utility • Dining room with French Windows • Sitting Room with Wood Burning Stove • Kitchen with Range Cooker • Three double bedrooms • Bathroom with separate shower • Pretty rear garden overlooking fields • Central Heating & Double Glazing

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

## THE PROPERTY

Situated on the edge of the popular village of Black Bourton on a no through road and benefitting from a West facing rear garden, this delightful stone-built cottage offers beautifully presented accommodation arranged over two floors. It comprises; entrance hall with underfloor heating and coats cupboard, a cloakroom/utility, dining room with double doors opening onto the rear garden and a lovely sitting room with oak flooring and wood burning stove. The well fitted galley kitchen has a range cooker, double Belfast sink and hardwood work surfaces. The first floor provides three double bedrooms and a bathroom with a slipper bath and separate shower enclosure. Outside the property benefits from off road parking and an area where a garage or hardstanding could be constructed. The pretty rear garden backs onto open fields and has a delightful westerly aspect.





## 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, turn left into Burford Road and Turnpike Cottage will be found on the left hand side after approximately .25 mile.

## FIXTURES & FITTINGS

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

## TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

## LOCAL AUTHORITY

West Oxfordshire District Council - Council Tax Band: D amount payable 2018/19 £1766.12

## VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.



## Turnpike Cottage, Black Bourton

Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft

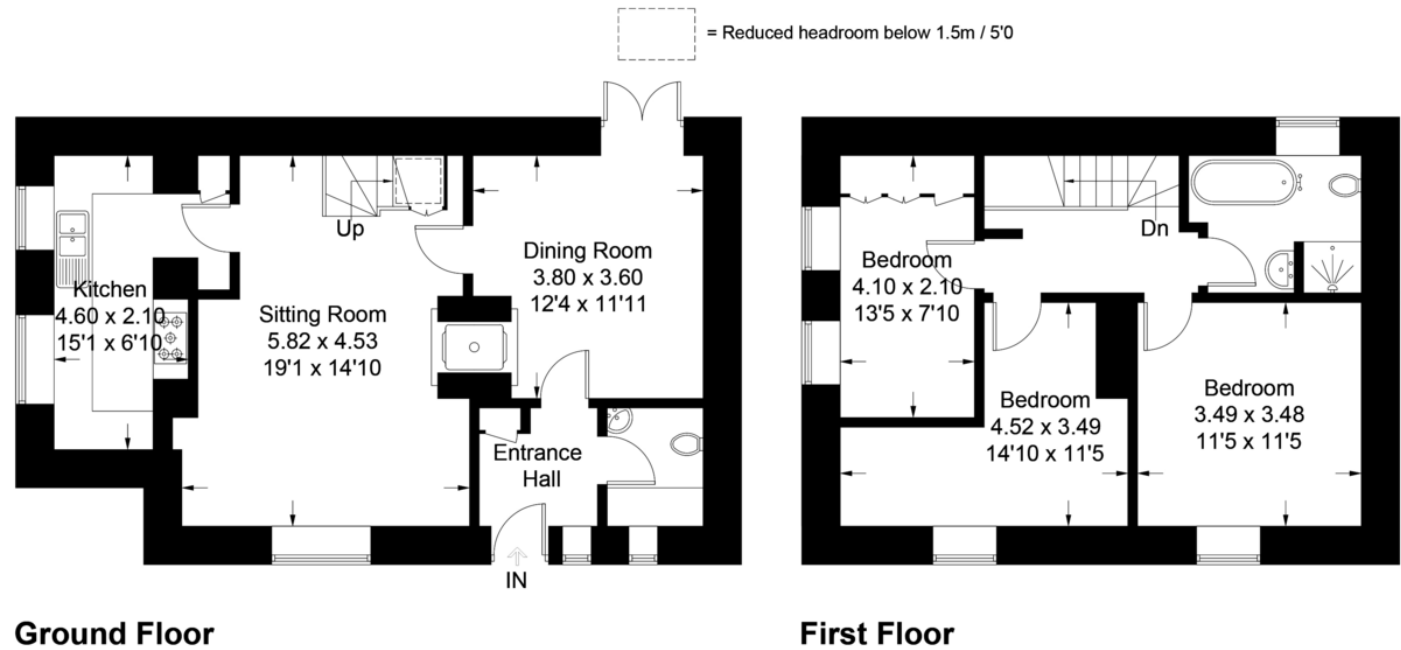


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID500369)

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