



# OAK HOUSE

ASTON ROAD, BAMPTON, OX18 2BH



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Built in the 1980's Oak House is a delightful stone-built 4 bedroom house with a well-established garden plus a separate 1 bedroom annexe, situated in the sought after village of Bampton

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- Reception hall • Drawing room • Dining room • Kitchen/breakfast room • Utility room • Master bedroom with en-suite • Second bedroom with en-suite • Two further bedrooms • Family bathroom • Wonderful part-walled gardens • Separate 1 bedroom annexe • Double garage and car port

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Witney 6 miles / Burford 8 miles / Charlbury 13.5 miles  
(mainline station to London-Paddington) / Oxford 18 miles  
(All distances and times are approximate)





Situated within easy walking distance of the popular village of Bampton, Oak House is a fabulous 4-bedroom family home built in the 1980's in the traditional Cotswold stone style. Internally the beautifully presented house is arranged over two floors with Oak lintels and ceiling beams throughout. The front door opens onto a light and welcoming entrance hall with an adjacent cloakroom. On the right, part-glazed double doors lead into an elegant drawing room with its impressive oak ceiling beams and central stone fireplace and hearth. Across the hall is the well appointed fitted kitchen/breakfast room with integrated double oven and hob. From here wooden doors open onto a small private courtyard to the front. The more formal dining area to the rear opens out to the large terrace area and beautiful gardens beyond.

Stairs lead up to the light and airy split-level first floor landing where four well-proportioned bedrooms can be found. The master bedroom is particularly impressive with its vaulted ceiling, oak beams, fitted wardrobes, contemporary en-suite shower room and window overlooking the garden. There are two further good size double bedrooms, one with an en-suite shower room plus a single bedroom which is currently being used as a study and a family bathroom with tongue and groove panelling.

A particular feature of the property is the delightful and part-walled mature garden which is principally laid to lawn and surrounded by mature trees, shrubs and well-stocked herbaceous planting. A large private terraced area close to the house provides the perfect setting for al-fresco entertaining. There is a summer house and tucked away at the far end is a garden shed.

Outside to the front is a gravelled parking area plus a large garage and a car port for two cars. Stone steps lead up beside the garage to a separate annexe comprising a large open-plan kitchen/dining/sitting room, a double bedroom with en-suite shower room and a separate bathroom.







## SITUATION

Bampton is a popular and vibrant Cotswold village known for its large Georgian homes and merchant history and is situated approximately 6 miles south of Witney and approximately 18 miles west of Oxford. The village is well regarded for its sense of community and is known for its May Day celebrations. The village offers a selection of shops, including a small supermarket, butcher, hairdresser/beauty salon, newsagent, Post Office and several public houses. It also has a primary school, a doctors surgery and pharmacy, library and church. Communications are excellent with railway stations in Oxford, Didcot, Charlbury or Swindon providing services to London Paddington and proximity to the A420 and the A40 from which there is immediate access to the M4 at Swindon or the M40 at Oxford. There are also regular bus services to Witney, Carterton and Oxford, and school buses to Oxford.

## DIRECTIONS (OX18 2BH)

From Burford take the A40 towards Witney, after 2.2 miles turn right to Brize Norton. Follow signs for Bampton and at the roundabout turn left into the High Street. Take the next left into Aston Road and the house can be found on the left hand side.

## SERVICES

Mains drainage, electricity and gas central heating.

## FIXTURES & FITTINGS

Certain items may be available by separate negotiation.

## TENURE & POSSESSION

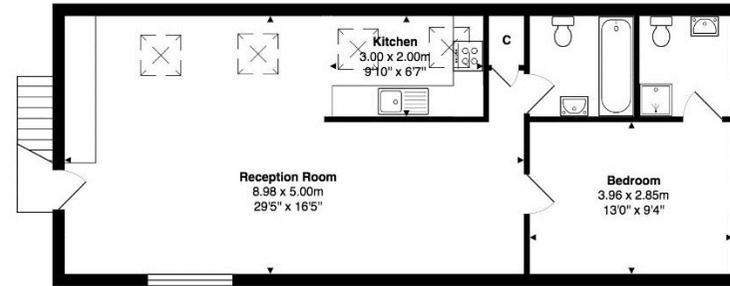
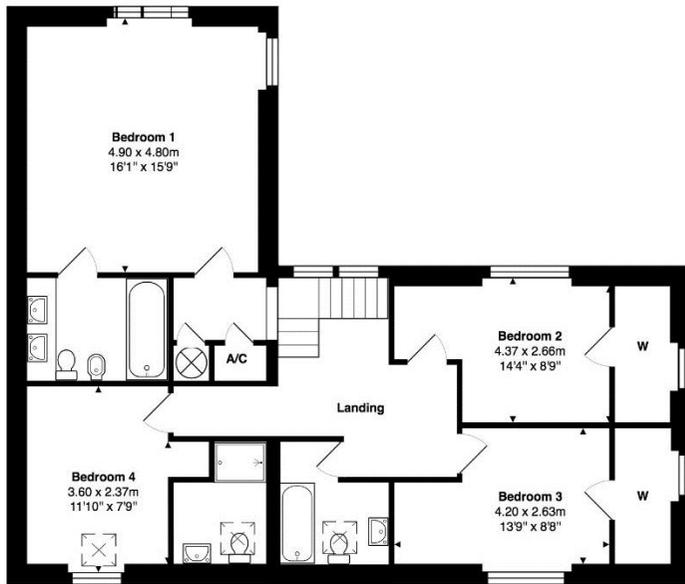
The property is freehold and offers vacant possession on completion.

## LOCAL AUTHORITY

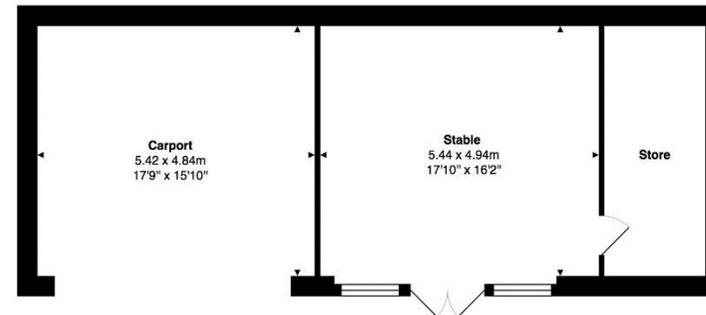
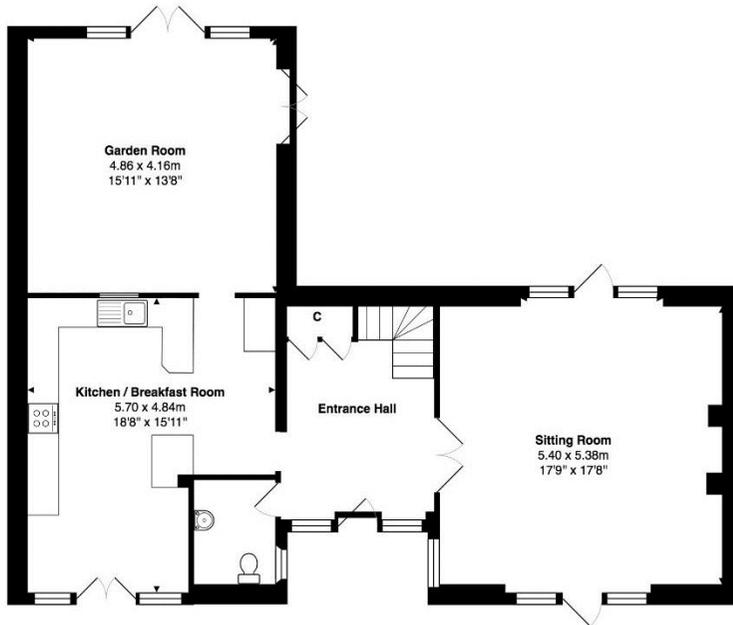
West Oxfordshire District Council – Council Tax Band: G

## VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair  
01993 220555



**First Floor**



**Ground Floor**

Approximate Gross Internal Area: 316.7 m<sup>2</sup> ... 3409 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



**PENNY &  
SINCLAIR**