

# Little Weald

Weald, Bampton, Oxfordshire



MOORE ALLEN  
& INNOCENT

## Little Weald

£ 2,395 pcm

### Weald Street, Bampton, OX18 2HW

An impressive four double bedroom Cotswold stone farmhouse set within generous gardens and quietly tucked out of the way in a semi-rural location to the outskirts of the pretty and sought-after village of Bampton in West Oxfordshire.

#### Accommodation

Available shortly and for a long let if desired, this spacious and well-presented detached family home has been lovingly restored to provide a modern and comfortable living space whilst retaining many of the original charming period features such as the exposed stone fireplace and attractive timber beams.

The centre of the home is the generously proportioned triple aspect kitchen dining room, complete with a range of fitted storage units, electric aga, hardwearing stone floor and plenty of space for a family dining table and seating.

A further noteworthy feature are the double French doors opening to the large, sheltered patio area overlooking the landscaped gardens – ideal for alfresco dining and a lovely suntrap on account of the pleasant southerly aspect. In addition, there is a separate utility room, boot room and a useful ground floor cloakroom.

The property further benefits from two good sized reception rooms – one currently used as a study /family room whilst the main sitting room also offers fitted storage, a Cotswold stone fireplace - with inset log burner, together with further French doors to the patio and rear garden.

To the first floor, the master bedroom benefits from a dual aspect, built-in wardrobe storage and a well-fitted, hidden away en-suite shower room. In addition, there are three further bedrooms – each of generous double proportions, alongside a particularly well-appointed family bathroom including bath with shower over.

This delightful, detached farmhouse property stands within extensive gardens featuring gated, gravelled off-road parking, large lawned areas - with deep well-stocked borders, as well as a vegetable garden with raised beds and a greenhouse. A further added bonus is that the garden hedge maintenance is included within the rent.

Ideal for streaming or home working, Gigaclear ultrafast fibre broadband is also available for connection.



## Close to Home

Bampton is a bustling and well served village situated close to the edge of the Cotswolds and approximately equidistant between the larger centres of Faringdon and Witney each providing good road access to Oxford, M40 and London.

Surrounded by beautiful countryside Bampton is one of the prettiest and oldest villages in the area known for its Georgian architecture, elegant church and impressive Victorian Town Hall as well as more recently being used extensively for the filming of Downton Abbey.

[mooreallen.co.uk](http://mooreallen.co.uk)

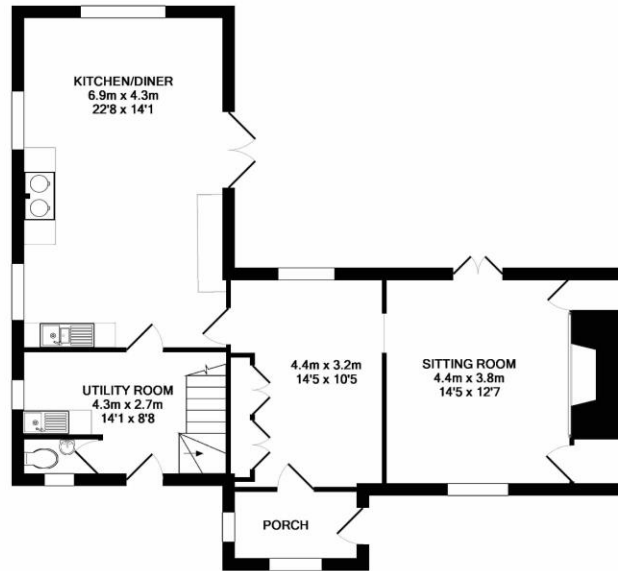
The village retains the character charm of a traditional Cotswold village yet boasts an excellent array of community amenities and facilities including a mini-supermarket, family butcher, a choice of public houses, a doctor's surgery with pharmacy, public library and a Post Office.

There is an excellent range of schools in the area including a good Church of England primary school within the village itself. There are also highly regarded secondary schools in Burford and Witney together with several preparatory and independent schools nearby – including Cokethorpe School and St Hughes, with a bus service from the middle of the village to most of the prominent local schools.

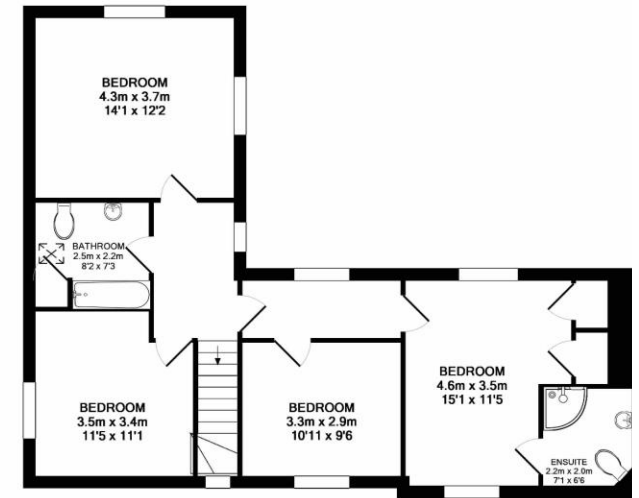
The nearest larger centre of Witney (c. 6 miles) offers good parking and provides a wider selection of amenities and shopping including Waitrose and Sainsburys supermarkets as well as a 5-screen multiplex cinema.

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 81.0 SQ.M.  
(872 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 75.3 SQ.M.  
(810 SQ.FT.)

TOTAL APPROX. FLOOR AREA 156.3 SQ.M. (1683 SQ.FT.)  
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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2019

**Services**

We understand that mains water, telephone and electricity are connected. Oil-fired central heating and hot water system.

**Council Tax - Band F**

**EPC – Band E-50**

**Viewings** are strictly by appointment via the sole Agent: **Moore Allen & Innocent**

**Lechlade office – 01367 253 138 / 01367 252 541**



33 Castle Street, Cirencester  
Gloucestershire, GL7 1QD  
01285 648 118 lettings@mooreallen.co.uk

**DISCLAIMER**

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019

