



Bampton, Oxfordshire
Guide Price £285,000

MOORE ALLEN
& INNOCENT

3 ALBION PLACE, Bampton, Oxfordshire OX18 2HD

**A very quaint two bedroomed Cotswold cottage set within this historical market town.
Offered with no onward chain. GIFA 63 sq m**

Location

Bampton is a popular Market town situated about 6 miles south of Witney and approximately 18 miles west of Oxford. There is a good range of amenities providing convenience shops, including a small supermarket, butcher, hairdresser/beauty salon, newsagent, Post Office and several public houses. There is a primary school, a doctor's surgery / pharmacy, library and church.

Didcot Parkway station c.19 miles – Paddington c.40 Minutes

Lechlade c.8 miles | Faringdon c.6 miles

Witney c.6 miles | Burford c.9 miles

Oxford c.18 miles | Abingdon c.16 miles

The Property

3 Albion Place comprises a middle-of-terrace cottage that has been traditionally constructed of natural stone elevations set beneath a pitched Cotswold and blue slate roof. The property enjoys the comfort of a gas fired boiler that powers the domestic hot water and heating systems. This property has recently become vacant and is offered for sale with no onward chain allowing early occupation.

The layout briefly provides painted timber front door opening into entrance lobby with door leading into the sitting room. With window to front aspect, central chimney breast with tiled fire surround and hearth, door to kitchen and stairs to first floor.

The kitchen reflects a 'Shaker' style range of base and wall mounted units, inset sink, built-in appliances. Larder cupboard and further understairs cupboards; glazed door and window to rear aspect.

Off the first-floor landing lies two bedrooms and door to the bathroom with white suite reflecting low level flush WC, paneled bath with shower attachment and pedestal wash hand basin.

The property is set back from the highway by a wide pedestrian path. The rear garden enjoys independent access off Cheyne Lane. With a predominally southerly aspect, the rear garden has lawn, established planting with pathway to rear passageway, beyond lies a brick built store.

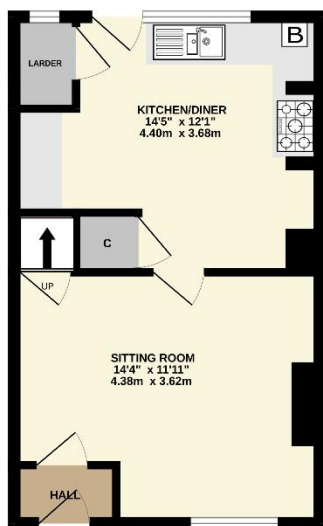
General Information

The property is Freehold offering vacant possession upon completion. It has been placed in Band 'C' for Council Tax purposes, charges 2026/27 £2,287.11. EPC Band 'D' (67). All main services are connected. Local Authority – West Oxfordshire District Council. Broadband & Mobile signal checker via www.ofcom.org.uk

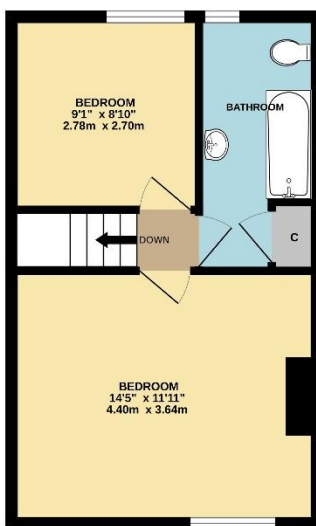
Directions

Leaving Lechlade to the west (Clanfield direction) on entering Bampton, shortly before the Market Place the property will be seen on your right.

GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.

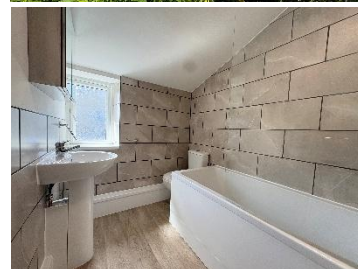


1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 679 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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