



The Old Forge

Church Street, Bampton

A Grade II-listed attached character cottage in the heart of sought-after Bampton, with a versatile layout and beautifully appointed interiors

The cottage features a wealth of character elements, such as magnificent beamed ceilings, wood doors, stone floors and a fabulous fireplace with wood-burning stove.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE



2,503 SQ FT



**GUIDE PRICE
£925,000**



The property

Formerly the village blacksmith's forge, the property dates back to the 17th century and is Grade II listed, with ample charm. Though much of its period character remains, the owners have updated the house sympathetically and internally it is beautifully appointed in an elegant, timeless style which reflects the country setting of the village. The kitchen, in particular, is very charming, with French Grey cabinetry, wood work surfaces and a deep Belfast sink. It is a spacious room, with space for a dining table for convivial meals with family and friends, and space for laundry machines and storage in a separate utility room. There are two ground floor reception rooms, each with their own unique character: a spacious sitting room warmed by a stove, with windows over the front and rear, and a smaller and wonderfully cosy snug, which would equally make a lovely study or playroom. Upstairs there is a further reception room which leads through to the principal bedroom, the latter with its dressing area and en suite bathroom, creating a lovely and very private suite of rooms. There are a further three bedrooms and a shower room on the first floor, and a final fifth bedroom on the second floor.



Outside

The Old Forge has a prime position within the village, on the corner of two pretty streets within a short distance of the village centre. Parking is available directly outside on Church Street and there is the added benefit of an attached garage with access through the utility room. To the front of the house there is a pretty garden, enclosed by a low stone wall, while to the rear a lovely south west-facing garden feels wonderfully private, tucked into the L-shaped design of the house. It is mostly laid to lawn and bordered by well-stocked flowerbeds of herbaceous shrubs, providing year-round interest. A paved terrace is accessible from the kitchen.

Location

Bampton is a large and thriving settlement, described as both a town and a village, which has served as the fictional village of Downton in the global sensation show 'Downton Abbey' in its television series and feature films. The picturesque village is known for its historic stone buildings and Grade I-listed church.

Amenities include two pubs, two coffee shops, a Co-op village store, butcher, library, primary school, GP surgery, pharmacist and post office with further amenities and pubs accessible in the neighbouring villages of Clanfield, Filkins and Alvescot. There are day-to-day amenities in nearby Faringdon, Burford and Witney, such as high street shopping, independent stores and secondary schools. Oxford is under 20 miles away and has more comprehensive recreational, shopping and cultural facilities. Schooling is well catered for including the local primary school and several other primary schools in the surrounding villages. Private schools in the area include St Hugh's, Cokethorpe and the Abingdon Schools with Oxford providing many others. Soho Farmhouse, Daylesford, Estelle Manor, The Farmer's Dog pub and Clarkson's Farm are nearby.



Distances

- Witney 5.9 miles
- Faringdon 6.3 miles
- Burford 8 miles
- Oxford City Centre 21.8 miles

Nearby Stations

- Swindon
- Oxford Parkway
- Oxford
- Didcot Parkway

Key Locations

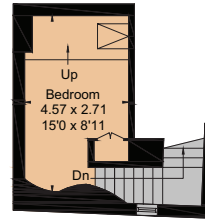
- Soho Farmhouse
- Estelle Manor
- Daylesford
- Diddly Squat Farm Shop

Nearby Schools

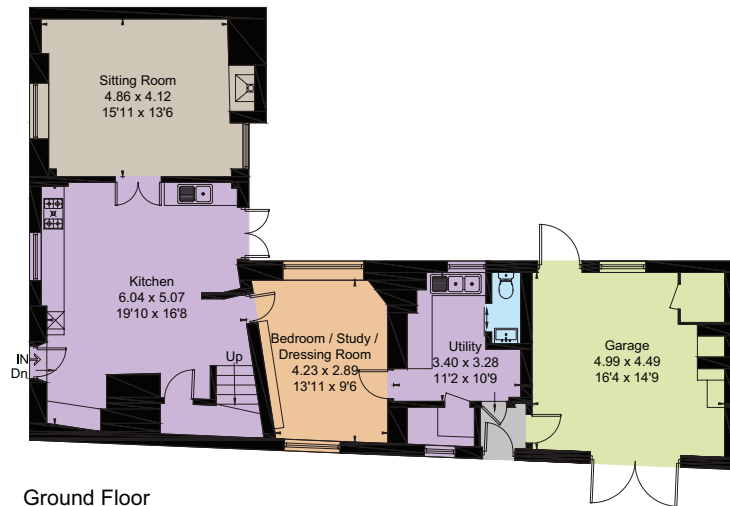
- Bampton C of E Primary School
- Clanfield C of E Primary School
- Burford School
- Cokethorpe School
- Cothill House
- Abingdon School
- St Hugh's



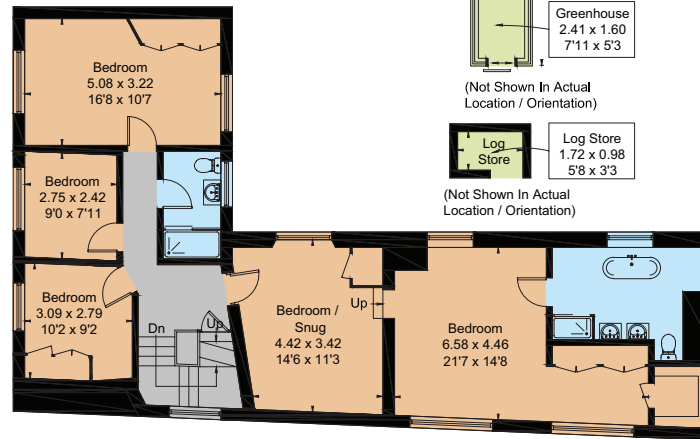
Approximate Floor Area = 232.5 sq m / 2503 sq ft
 Greenhouse = 2.4 sq m / 26 sq ft
 Total = 234.9 sq m / 2529 sq ft (Excluding Log Store)



Second Floor



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102926

Floorplans

Main House internal area 2,503 sq ft (232.5 sq m)
Oubuildings internal area 26 sq ft (2.4 sq m)
 For identification purposes only.

Directions

OX18 2NA

what3words: ///covertly.blankets.liver

General

Tenure: Freehold

Local Authority: West Oxfordshire District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains water, drainage and electricity. Gas-fired central heating.

Council Tax: Band G

EPC Rating: D

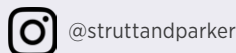


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