

Khan Dou Bampton, Oxfordshire



TO LET

**A well-proportioned family house in a popular
Oxfordshire village**

Accommodation

Entrance Hall • Sitting Room • Kitchen/Dining Room • Conservatory
Cloakroom • 4 Double Bedrooms • 2 Bathrooms
Lawned Garden • Driveway Parking • Double Garage

Description

Khan Dou is a newly refurbished 4 bedroom family home with accommodation laid out over 3 floors. With light and airy rooms and a contemporary finish throughout, this property will provide excellent family accommodation, within walking distance of the facilities that Bampton has to offer.

The property benefits from a manageable sized garden with ample private parking and a double garage.

Situation & Amenities

(Witney 6 miles • Burford 7 miles • Oxford 18 miles • London 70 miles (all mileages approx.)

One of the oldest towns in England, Bampton is a most attractive small town in a designated Conservation Area. Situated in delightful countryside between the Cotswolds and the Vale of the White Horse, Bampton offers excellent everyday facilities with more extensive shopping and leisure amenities available in the nearby market towns of Faringdon and Witney. The City of Oxford provides the main shopping and cultural centre for the area.

The village has an active community with an excellent Arts Centre, local societies and sporting clubs. The Bampton Opera is a well known event and has received much acclaim over the past 20 years.

There is a rail link from Oxford to London Paddington taking approx. 60 minutes and an hourly bus service from Bampton to Oxford, Witney & Carterton. The A40 and A420 provide commuter access to Oxford, M40 and the national motorway network.



Fixtures and Fittings

Available to let **Unfurnished**. Integral oven, halogen hob with extractor over, dishwasher and wine fridge. Space for fridge freezer. Woodburner stove in the sitting room. *(Please note any items shown in marketing material or during a viewing may be subject to change prior to a tenancy commencing).*

Services: Mains water, drainage and electricity. Gas central heating. Telephone and Broadband availability subject to individual packages and BT transfer regulations.

Outgoings:

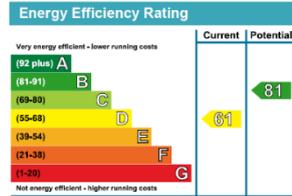
The tenant(s) will be responsible for:

1. All outgoing and running costs during the tenancy, to include Council Tax.
2. The tenancy set up costs as outlined in our Application Form.

Viewings: Strictly by appointment - Telephone 01993 822325.

Directions OX18 2AA

From the centre of Bampton, travel on the Buckland Road and the property will then be found on the right hand side.



Butler
Sherborn

Butler Sherborn LLP

Vine House, 2 Lower High Street
Burford, Oxfordshire, OX18 4RR

T 01993 822 325

E bur@butlersherborn.co.uk

W butlersherborn.co.uk

Disclaimer

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn LLP, nor the landlord, accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before traveling to view this property.