

# Janabia, Bampton, Oxfordshire

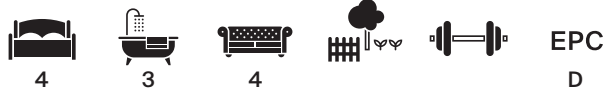
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# The property

Janabia is a hidden gem among the pretty period properties in the heart of Bampton. Approached via a discrete entrance through or under the studio is a courtyard and walled garden where the house sits centrally.

The house is substantial (2,915 sqft) and well laid out while benefiting from a delightfully private setting only a short walk from the shops. Internally, the reception rooms are light and spacious, with generous ceiling heights and well-proportioned rooms. Outside, the house has plenty of parking, and a stone wall framed the garden. An impressive garage block with a gym/studio above provides many opportunities.



**Guide price:** £1,250,000

**Tenure:** Available freehold

**Local authority:** West Oxfordshire District Council

**Council tax band:** G



## Location

Bampton is a thriving, attractive and historic village containing a wealth of beautiful Cotswold stone properties. It is home to everyday amenities, including a primary school, shops, supermarket, a post office, a doctor's surgery and a variety of good pubs and cafes. The market towns of Witney, Faringdon and Burford are all within a short distance and provide a broader selection of facilities.

Dating back to the Iron Age, the village of Bampton is one of the oldest settlements in England. In the early Middle Ages much of its wealth was built on wool, making it home to many beautiful buildings of architectural interest that still stand today. For centuries, it has been famed as a centre for Morris Dancing, and more recently, Bampton is also known as the location of Downton Village, in the television series, Downton Abbey.

The A40 and A420 provide easy access to Oxford, the M40 and the national motorway network. A rail link from Oxford to London Paddington takes under 60 minutes; a further train service runs from Didcot to Paddington in approximately 40 minutes. Golf courses can be found at Burford, Buckland, Frilford and Oxford and racing at Cheltenham and Newbury.

The area is well known for attractive open countryside and lovely walks along a network of footpaths and bridleways including the Thames Footpath. With its proximity to a selection of fantastic schools, including St Peters, Burford High, Hatherop Castle, St Hughs, Cokethorpe, The Dragon, St Edwards, Radley College and Oxford High School, the area is particularly sought-after.

## Services

- Mains water
- Central gas and electric
- Mains drainage







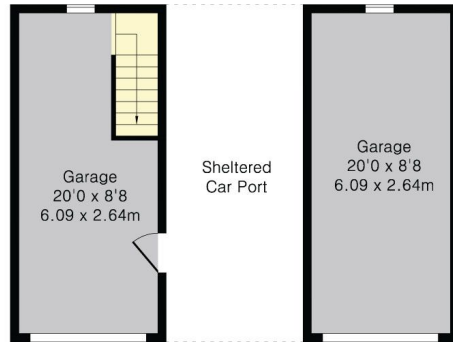
Approximate Gross Internal Area 2915 sq ft – 271 sq m

Ground Floor Area 1289 sq ft – 120 sq m

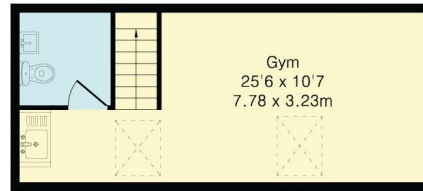
First Floor Area 1010 sq ft – 94 sq m

Garage Ground Floor Area 346 sq ft – 32 sq m

Garage First Floor Area 270 sq ft – 25 sq m

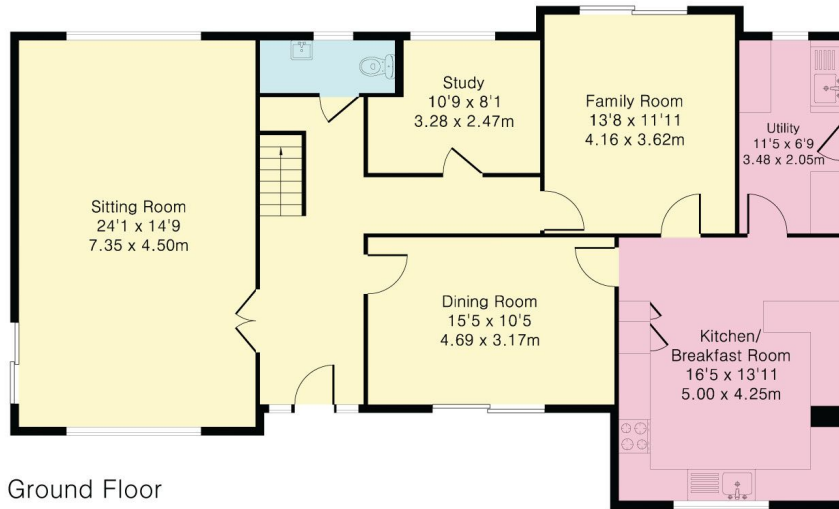


Garage Ground Floor

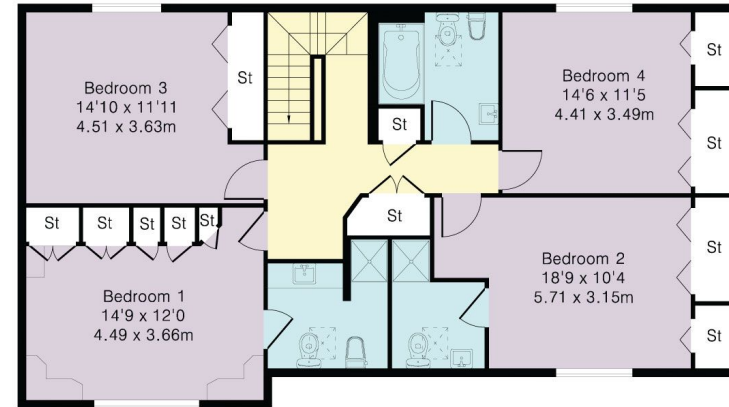


Garage First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.



Ground Floor



First Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 13/11/2023. Photographs and videos dated 13/11/2023.

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