

**O X F O R D S H I R E**

A MOST ATTRACTIVE PERIOD COTSWOLD STONE PROPERTY IN  
A GOOD LOCATION CLOSE TO THE TOWN CENTRE, CURRENTLY  
A PUBLIC HOUSE BUT IDEALLY SUITED FOR CONVERSION TO  
A PRIVATE RESIDENCE.

**Known as:**

**THE EAGLE,  
CHURCH VIEW,  
BAMPTON, OXON.**

Burford 8 miles, Witney 6 miles,  
Oxford 14 miles, Charlbury 12 miles.

THE PROPERTY HAS POTENTIAL FOR CONVERSION TO A FOUR/FIVE BEDROOM  
DETACHED HOUSE, SUBJECT TO PLANNING CONSENT, FOR WHICH  
AN APPLICATION HAS BEEN MADE.

**FOR SALE BY PRIVATE TREATY  
OFFERS ARE INVITED BASED UPON A GUIDE PRICE OF £158,000**

## **DIRECTIONS**

**Bampton** lies at the junction of the A.4095 Witney/Faringdon Road and the B.4449 Standlake Road. On entering the village from the Brize Norton direction turn right after about a quarter of a mile into George Street opposite the George & Dragon public house. Continue to the end and turn left into Church View and the property will be found a short way along on the right hand side.

## **SITUATION AND DESCRIPTION**

Bampton is a most attractive small town situated in that delightful tract of countryside in the upper Thames Valley between the Cotswolds and the Vale of the White Horse. It offers an excellent range of local shops, various public houses and a fine parish church. The village has an active community with a number of literary, drama, music and other societies, all of which hold regular events. Further shopping facilities are available in the nearby market towns of Burford and Witney whilst Oxford provides the main shopping and cultural centre for the area.

The property comprises a period building constructed of local Cotswold stone. It is currently used as a public house and has undergone considerable renovation in recent years. Standing in a quiet residential side street the property lends itself well to conversion to a private dwelling which would offer four or five bedroomed accommodation. Plans of the existing layout are attached to these particulars to facilitate prospective purchasers in formulating their ideas for its possible conversion.

**Planning consent** is of course required for the property's change of use and an application has been made to the local planning authority although at the time of printing no decision has been given.

Access into the property is either directly from the street from the rear tarmacadamed drive into:

**ENTRANCE HALL** with door to:

**THE BAR** 25' 4" x 22' max. with a further bay 8' 6" x 4' 9" currently fitted with normal bar and shelving, various built-in bench seats, quarry tiled floor, gas fired room heater, exposed beam. A door opens into:

**THE POOL ROOM** 17' 10" x 12' 8" with a built-in corner bar, a gas fired room heater.

From the Hall doors lead into:

**GENTLEMENS LAVATORY** with urinals and low level w.c. and wash basin.

**LADIES LAVATORY** with low level w.c. and wash basin.

From the rear of the bar space a door leads to:

**INNER LOBBY** with door to:

**BEER CELLAR** 22' 9" x 18' 4". This room is at semi basement level and could be converted to living accommodation if required. It is fitted with a Belfast sink.

### **FIRST FLOOR MEZZANINE**

**LOBBY** with front door to the garden and stairs down to the ground floor level. A door opens into:

**SITTING ROOM** 20' x 11' 3" with a large window overlooking the garden.

From the Lobby steps lead up to

**KITCHEN** 12' 3" x 14' min. fitted with a single drainer stainless steel sink with cupboards under, a range of base units with a laminated work surface, a range of wall cupboards, built-in full length storage cupboard, plumbing for automatic washing machine, door to landing.

### **F I R S T F L O O R**

**LANDING** built-in airing cupboard with slatted shelving and lagged hot water cylinder with immersion heater.

**BEDROOM 1** 13' x 12'

**BEDROOM 2:** 14' x 8' 8"

**BATHROOM:** fitted with a coloured suite comprising a panelled bath with a tiled surround and Triton electric shower over, pedestal wash hand basin, low level w.c., wall mounted electric fire.

**BEDROOM 3:** 12' x 11' 10" Night storage heater.

## **O U T S I D E**

To the side of the property there is access into a tarmacadamed drive and parking area with a detached single garage 9' 4" x 14' 5". To the rear of the building lies the garden which is largely walled and comprises a paved terrace beyond which is a lawn flanked by well stocked flower borders. There is a further store attached to the house measuring approximately 7' x 12' which could be incorporated into the accommodation.

## **G E N E R A L   I N F O R M A T I O N**

### **TENURE**

The tenure of the property is freehold, vacant possession will be given on completion.

### **SERVICES**

Mains, electricity, water and drainage are connected to the property.

### **FIXTURES AND FITTINGS**

All items in the nature of fixtures and fittings described in these particulars are included with the property, all other such items are specifically excluded.

### **VIEWINGS**

An appointment to view is essential and should be made through the vendors' sole agents.

### **LOCAL AUTHORITY**

West Oxfordshire District council  
26 Church Green  
Witney Oxon                      Tel: 0993 702941

Oxfordshire County Council  
County Hall  
Oxford                              Tel: 0865 722422



e-mail: lis@lisandtonypage.com

01993 851886

Eagle House,  
Church View,  
Bampton,  
Oxon.,  
OX18 2NE

5 December 2019

Dear Jenny Thompson,

Thank you very much for sending your details of The Eagle. I imagine these date from 1992 when the property ceased to be a public house. My husband and I bought the property from Mr Tom Litt in 1998 and, although considerable alterations had been made, we carried out further radical alteration. At the time of purchase it still had a strong pub smell and continued to do so for several months.

I intend to show these details to the Bampton archivist and they will be entered on our data base.

With many thanks again for your thoughtfulness in forwarding the details to me.

Yours sincerely,

Elisabeth Page

Jackson Stops  
112 High Street  
Burford  
Oxfordshire  
OX18 4QJ

For the attention of JennyThompson



## JACKSON-STOPS

29<sup>th</sup> October 2019

Ref: BUR100058

Eagle House  
Church View  
Bampton  
Oxfordshire  
OX18 2NE

Dear Sir/Madam,

We have been going back through some very interesting records and thought you might like to receive these details of your property from when Jackson-Stops was marketing it some years ago. Over the years we have grown from six to over forty-three offices but still retain our independence as a privately owned and run estate agency.

If you are thinking of a move or would just like a current market appraisal of your property please do not hesitate to contact us – we would be delighted to assist in any way we can.

Yours sincerely,

On behalf of Jackson-Stops  
Burford Office  
[burford@jackson-stops.co.uk](mailto:burford@jackson-stops.co.uk)  
01993 822661

Enc.

SALES | LETTINGS | COMMERCIAL | PROFESSIONAL

Jackson-Stops, 112 High Street, Burford, Oxfordshire, OX18 4QJ T 01993 822 661

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PROPERTY EXPERTS SINCE 1910

