

May 27<sup>th</sup> 2015



## **BAMPTON £339,950**

**A nicely presented modern detached house, in a highly regarded village with good amenities.**

Three bedrooms with en-suite shower to master, entrance hall, cloakroom, living room, dining room, kitchen, conservatory, bathroom, gas radiator ch, double glazing, gardens and garage with driveway parking. EPC Rating D.

# Prospect of a fantastic home in thriving village

**Gill Oliver**

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DOWNSIZERS may be keen to view a period house in the village made famous by *Downton Abbey*.

Agents say Prospect Place in Bampton - which doubles as the fictional Downton village in the hit ITV series - is ideal for early retirees and baby boomers.

The house has five bedrooms and comes with an enclosed south-west facing walled garden.

Just a short walk from the centre of the village, it is built in Cotswold stone and ranged over three floors.

Believed to date from the early 1800s with later additions, it still has many period features, including exposed beams, leaded windows, a stone fireplace and wooden floors.

The ground floor includes an entrance hall, formal drawing room with an open fireplace and doors to the garden.

There is a farmhouse-style kitchen with Aga, breakfast room and vaulted family room with French doors to the garden.

The master suite includes a dressing area and a bathroom and there are two more bedrooms and a family bathroom.

At the top of the house there are two attic bedrooms.

Outside is off-street parking and the garden has a lawn and there is also a stone garage with office/storage space above.

Juliana Markeson, of agents Carter Jonas, said: "Prospect Place is a gorgeous house which will suit anyone looking for a period village house for their retirement.

"Bampton has a wealth of character and a selection of shops including a small supermarket, a superb butcher, four public houses, a restaurant, hairdresser, beauty salon, bank, Post Office, doctor's surgery with pharmacy and a fine parish church.

"All these factors combine to mean that it's a super village in which to live and Prospect Place will appeal to many buyers."

Prospect Place in Bampton is on the market through Carter Jonas, with a guide price of £795,000.

For more information about the property, call Carter Jonas 01865 511444 or visit [www.carterjonas.co.uk](http://www.carterjonas.co.uk)



Prospect Place in Bampton is on the market with Carter Jonas for £795,000. It has five bedrooms and has accommodation over three floors, including spacious drawing room and kitchen, below



8.4.15



## **BAMPTON** £475,000

**An elegant three storey Edwardian house in a lovely setting, close to the market square amenities.**

Four double bedrooms with two bathrooms. Entrance hall, living room, sitting/dining room, kitchen, utility/cloakroom, gas radiator central heating, double glazing, parking and walled garden. EPC Rating E.

# Gazette Property

Wednesday, June 10, 2015

witneygazette.co.uk/homes

## Heavens above! Now chapel could be home

By Gill Oliver

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A FORMER chapel could make a divine investment – if the buyer wins planning permission to convert it into a home.

The building, in the conservation area of Bampton, is on the market for just £85,000.

It has been empty for three years and although connected up to running water and electricity, Oxford-based agents and chartered surveyors Sidleys estimate the new owner will need to spend at least £100,000 to make it “habitable”.

Martin Harris, surveyor and consultant with Sidleys, said the Baptist Union Corporation, which is selling the property, has planning consent for it to be turned into offices.

In some cases, former chapels and churches can be used for housing, which makes the building much more valuable than if it can be used only for commercial purposes.

But Mr Harris warned persuading West Oxfordshire District Council’s planning team to upgrade to residential planning permission might not be straightforward.

He said: “The owners have opted to sell it for commercial use but maybe someone will take the fight forward to get residential permission.

“It needs a considerable amount of money spending on it to make it habitable, just as an office”

As well as having to put in new plumbing, electrics and decorate throughout, there is another drawback for any potential owner in that the former place of worship has no garden.

And if the new owner manages to win permission to convert to residential, they will have to honour a claw-back clause, which states that 50 per cent of the value increase, after costs, must be paid to the Baptist Union Corporation.

The 19th-century property, just off Bampton High Street, includes large, ecclesiastical-style windows and ornate ceiling rose.

From an entrance lobby and kitchenette, there are stairs up to a mezzanine gallery. The main hall measures 22 feet by 24 feet.

Mr Harris added: “Given the right money and the conditions, there is a good number of people looking to buy something that’s a bit different and exercise some flair. It’s quite an attractive building and is in a conservation area.”



The former Baptist chapel in Bampton



garden and off-street parking.

Other features include sash windows, exposed beams, high ceilings and ornate stone work around the front door.

It has been extended at the back to create a contemporary kitchen/breakfast room, and also includes a sitting room with wood-burning stove, dining hall with fireplace and drawing room with doors to the garden.

There are four bedrooms plus two bathrooms and a loft which agents

say has the potential to be converted into another two bedrooms, subject to planning permission.

Other highlights include an attic, workshop and garden room.

Sarah Williams, of agents John D Wood, said: "Bampton, of *Downton Abbey* fame, is one of the oldest and prettiest villages in the area."

**Lesta House is on the market at £750,000, for more information, call 01865 311522 or visit [www.johndwood.co.uk](http://www.johndwood.co.uk)**

Another period home with plenty of character is Lesta House in Bampton.

The double-fronted Grade-II listed Georgian property has a walled

# Period property retains much of its character

By Gill Oliver

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A DOWNTON Abbey-style house in Bampton is on the market at £825,000.

Lesta House is a four-bedroom, double-fronted Grade-II listed Georgian property with a walled garden.

The dining room includes a feature fireplace, while the sitting room has a wood-burning stove.

There is also a drawing room with exposed beams and wood panelling plus a kitchen.

The house, in the High Street, comes with a car port and off-road parking. There are two bathrooms an attic, workshop, garden room with patio doors to the courtyard and a carport.

Sarah Williams, of agents John D Wood, said: "Bampton is the home of the fictitious *Downton Abbey* and one of the oldest and prettiest villages in the area.

"While it retains much of the character of the traditional Cotswold village, it is also a hive of activity with a multitude of events, including morris dancing, May garlands and opera.

"It also has an excellent array of amenities, with a post office, bank, library, a sports ground, art gallery, two churches and a primary school."

Lesta House is on the market at £825,000 through John D Wood.

