



LEECHADWICK

SOLICITORS LLP  
& ESTATE AGENTS



**Lew**

**Bampton**

**£595,000**

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## **Local Authority: West Oxfordshire District Council**

### **Council Tax Band: D for 2022 - Tenure: Freehold**

A Characterful 3 bedroom Period conversion of a Chapel with attached Barn/Double Garage (with potential to use room above and or convert the garage to further living accommodation subject to consents) and Pretty South/West facing courtyard Garden. In the Village of Lew is just a short distance from Bampton and Witney. The property has been well maintained and retains many period and original features

The property comprises:

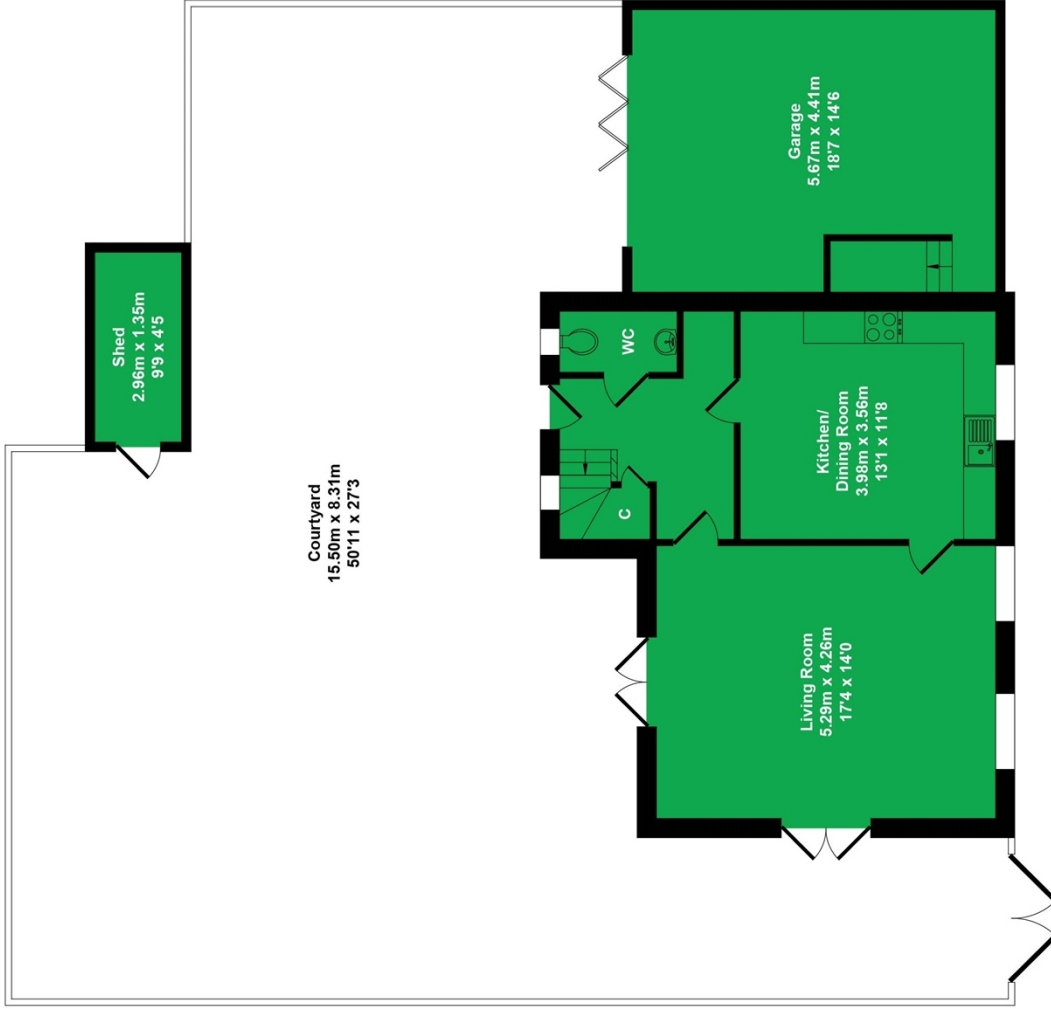
- Triple aspect Sitting Room with Wood burner and Patio Doors
- Kitchen/Dining Room
- Entrance Hall with Wooden Stairs
- Cloakroom
- Master Bedroom with Jack and Jill Bathroom and built in Wardrobe
- Two further Bedrooms one with Ensuite and Mezzanine Double Bed
- Attached Barn/Garage with room above accessed with internal staircase
- Outside Store
- Oil Fired Central Heating
- Pretty South/West facing Courtyard Garden with further parking
- Small Stone Outbuilding
- Close to Bampton and Witney
- Potential to Extend into barn subject to consents
- Village Location
- No Onward Chain



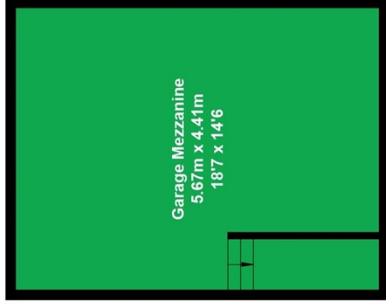




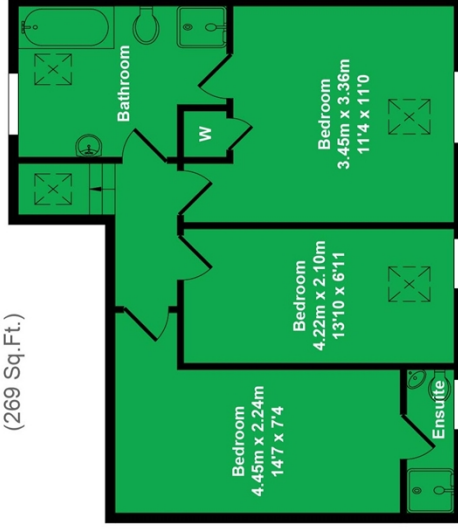




Ground Floor  
Approx. Floor  
Area 74.0 Sq.M.  
(797 Sq.Ft.)



Garage First Floor  
Approx. Floor  
Area 25.0 Sq.M.  
(269 Sq.Ft.)



First Floor  
Approx. Floor  
Area 46.80 Sq.M.  
(504 Sq.Ft.)



Total Approx. Floor Area 1570 Sq.Ft. (145.80 Sq.M.)







Bampton Town Centre is just a short drive away, a bustling Cotswold town with pubs, shops and is of course one of the picturesque filming locations for Downton Abbey. The market town of Witney is also just a few miles away benefitting from a range of shops, restaurants, cinema and good primary and secondary schools with excellent transport links to Oxford and beyond. The property offers charming accommodation in a rural location with potential to extend further subject to consents.

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Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects.

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**Our ref:** KR/DEL009.0002