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Highmoor House
Bampton

Guide Price £650,000 Freehold



Highmoor House

Bampton, OX18 2HY

Guide Price £650,000

Highmoor House is an imposing property which dates back to the mid 1800s and sits proudly in a total plot approaching 0.80 of an Acre. The property is in need of updating internally and could be extended (subject to the correct planning). An outstanding feature of the property are the gardens that have an abundance of mature shrubs, trees, hedges and flower beds and its fair to say that this mix of property with these type of grounds are very rare. The property itself was a former stone barn and has a wealth of character with beams, vaulted ceilings, stone mullion windows, wooden flooring and open fireplace. The accommodation is arranged over two floors and the proportion of room sizes and layout is good. Highmoor is approached from Primrose Lane via a long single driveway that opens up to a gravel driveway with extensive parking and access to the detached garage. The main gardens sit to the rear of the house with further gardens to both flanks with deep flower beds and lawns. The boundaries are a mix of hedging and mature trees.



ACCOMMODATION

Reception Hallway With Gallery Landing * L Shaped Living Room With Fireplace * Dining Room * Kitchen-Breakfast Room * Master Bedroom With Shower Cubical * 2 Further Double Bedrooms * Family Bathroom * Gas Central Heating To Radiators * Driveway With Extensive Parking * Detached Single Garage With Eves Storage * Superb Gardens Offering Privacy * Total Plot c.0.80 acre *

LOCATION

Bampton is an attractive Cotswold village known for its large Georgian houses, elegant church and impressive Victorian Town Hall. In the seventeenth century Bampton was an important leather trading centre and became famous for its jackets, gloves and breeches. Bampton is also renowned as the historic home of Morris Dancing and the Bampton Morris dancers flourish to this day. The village offers a selection of shops including a Co-Op mini-supermarket and a family butcher, public houses, hairdressers and Post Office. It also has a primary school, doctor's surgery with pharmacy and a public library. There are also further schooling and shopping facilities in, Witney and Faringdon (both about 5 miles) and Burford (about 7 miles). The village is also well situated for road communications being about 5 miles from both the A40 and the A420.

DIRECTIONS

From Abbey Properties Office proceed towards Weald via Bridge Street after a short distance take the left turning onto Weald Street then take the second left onto Primrose Lane and follow the road round the bend. After a few hundred yards you will see an Abbey Properties for sale board at the entrance to the property grounds.

VIEWING

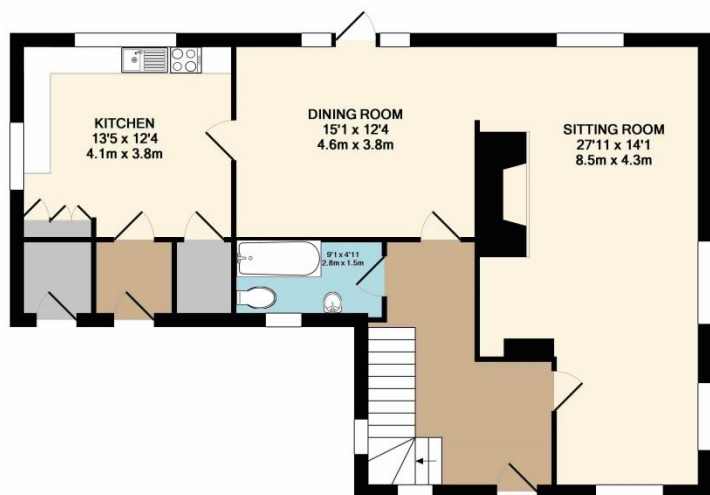
Viewing by appointment via the vendors sole agents Abbey Properties 01993 851881

COUNCIL TAX

Council Tax G £2846.60 information provided by www.westoxon.gov.uk

METHOD OF SALE

This freehold property is being offered for sale and will be going to "Sealed Bids" to be submitted to our offices no later than 12.00 noon on Thursday the 3rd of August 2017. The terms and procedure of this process can be found below.



GROUND FLOOR
APPROX. FLOOR
AREA 957 SQ.FT.
(88.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 873 SQ.FT.
(81.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1830 SQ.FT. (170.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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June 19th 2017

Re: HIGHMOOR HOUSE, PRIMROSE LANE, BAMPTON, OXON, OX18 2HY

In accordance with instructions from our clients we write to invite all interested parties to submit their 'best and final' offers for the above property.

We request that your offer is submitted on the following basis:-

1. Any offer made to be at a specific sum for the property and preferably an uneven sum to avoid duplication. No escalating bids will be considered.
2. Offers to be made in writing and delivered to the office of Abbey Properties, Market Square, Bampton, OX18 2JH. To arrive no later than 12.00 noon on Thursday 3rd August 2017. Offers to be submitted in a sealed envelope and boldly marked "Highmoor House Sealed Bid".
3. The vendors do not bind themselves to accept the highest or indeed any offer.
4. Offers will only be considered for the whole property.
5. If you are submitting an offer on behalf of another party you should state the name and address of that party and confirm your authority to act as an agent.
6. Bidders should confirm that they agree to exchange contracts within c.4-5 weeks of receiving a draft contract and to complete the purchase not later than 28 days thereafter.
7. Bidders should state the name and address of the solicitor who will act on their behalf in the event of their offer being accepted.
8. If the offer is subject to finance or the sale of another property this should be clearly stated. Details of the percentage of the total purchase price to be borrowed, the lending source and any estate agents' name and contact details should also be included. Any 'sales chain' details would also be required.
9. Offers should be entirely unconditional and on a subject to contract basis only.
10. Offers sent by facsimile or email will not be considered and may invalidate any offer received in the sealed envelope due to the potential breach of confidentiality.

I look forward to hearing from you but in the meantime if you have any queries in relation to the above please do not hesitate to contact the office.

Yours sincerely

Damian Leahy
Director

