



# THE BEECHES

10 TANNERS LANE, BURFORD, OX18 4NB

**PENNY &  
SINCLAIR**







# THE BEECHES TANNERS LANE

BURFORD, OX18 4NB

**An impressive and beautifully presented six-bedroom family house with self-contained ancillary accommodation, situated in a quiet location, yet within walking distance of the centre of Burford**

Large sitting room and separate dining room • Well-appointed kitchen/breakfast room • Master bedroom suite with ensuite bathroom • Five further bedrooms, including ensuite guest room • Impressive entrance hall with sweeping central staircase • Ancillary self-contained accommodation • Attractive, mature gardens • Heated swimming pool • Double garage and ample private parking

---

Witney 8 miles / Charlbury (Railway Station for London-Paddington) 9 miles / Cirencester 17.5 miles / Oxford 20 miles / Cheltenham 22 miles

---

Situated in a prime and sought-after position off Tanners Lane close to the centre of Burford, yet quietly tucked away, The Beeches is a striking detached and beautifully presented family home providing excellent accommodation (3,810 sq ft) arranged over three floors. The property was built by the current owners at the end of the 1970s with huge attention to detail to create an impressive six-bedroom house with wonderful ground floor living and entertaining space, and a self-contained, one-bedroom ancillary accommodation. Wide stone steps lead up to the front door into an entrance lobby with glazed double doors to an impressive and welcoming hallway beyond. The accommodation is arranged over three floors with an elegant sweeping staircase reaching up from the hall through the centre of the house forming a strikingly attractive feature.

Off the hall is a small study, cloakroom and access to the additional accommodation. The spacious main reception rooms, comprising a sitting room, dining room and kitchen/breakfast room, are to the rear, all overlooking and with access to the garden and al fresco, terraced seating areas.







The large and elegant sitting room provides the hub of the house, with a grand central fireplace and glazed double doors to the garden, it is a perfect living and entertaining space. Between the sitting room and kitchen is the formal dining room, with windows to the garden. The large and very well-appointed kitchen-breakfast room beyond is fitted with a range of bespoke, designer wall and floor units, granite worktops, two sinks and integrated appliances, with doors to the garden. Leading off the kitchen is the utility room, also with a range of wall and floor units, washing machine and drier and back door.

There is access to the self-contained ancillary accommodation either through the house, to the left of the hall, or separately from the front. This comprises a bedroom, bathroom, kitchen and sitting room, and has its own standalone electric heating system. Doors from the sitting room lead out to the garden.

At first floor level there are three double bedrooms, two of which are ensuite, and a spacious family bathroom with both bath and shower. The very large master suite is particularly impressive, located to the rear of the house and enjoying beautiful views across Burford to the surrounding countryside. It offers a spacious master bedroom with ample built-in wardrobe space, and a luxurious ensuite bath and shower room. This is beautifully fitted with a sunken bath with Jacuzzi, large walk in shower, two basins with Italian Napoleon Tigre marble surrounds, WC and bidet. The remaining bedrooms and a shower room are arranged on the second floor, all with outstanding views of Burford and the countryside beyond. Also on the second floor is a 'secret' room under the eaves – ideal as a teenage den – with generous storage cupboards within the eaves.

Outside, the house is approached via a paved driveway and oak gates leading to the front, with a double garage and parking space for several cars. Beautifully landscaped gardens surround the house with mature beech hedges and trees, a pond, terraces and areas of lawn interspersed with pretty borders. All complemented by the addition of a heated swimming pool built in the mid-1980s.

Other features of interest include limestone floors throughout the ground floor, except the sitting room and the additional accommodation; a security system with panic buttons located strategically throughout the house; a Bang & Olufsen sound system integrally wired into the sitting room, dining room and kitchen; the pool is heated with a heat-exchange unit with a boost system on a separate circuit; a double-glazed greenhouse; the water tank in the attic is protected from freezing by an automatic heating system.

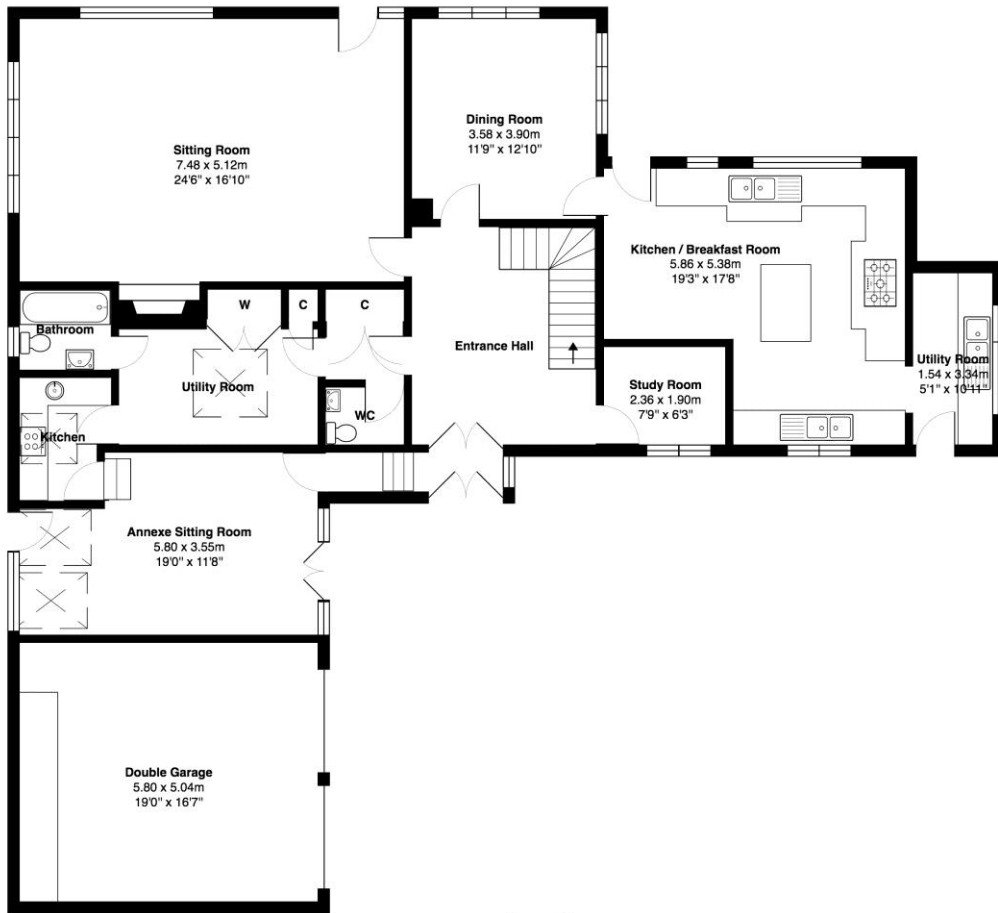




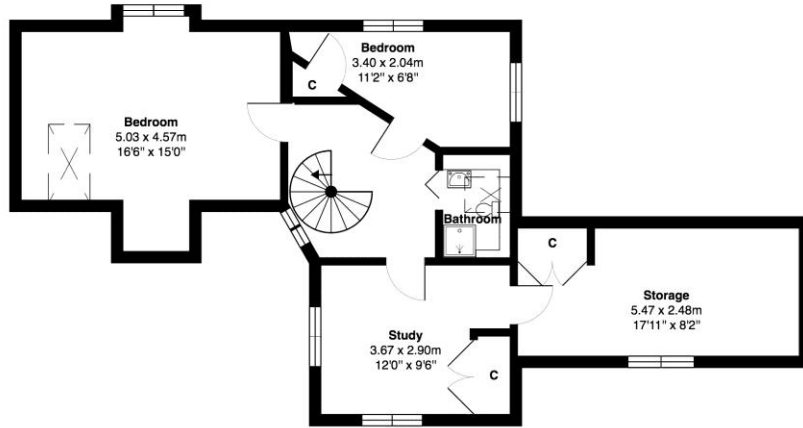


### **SITUATION**

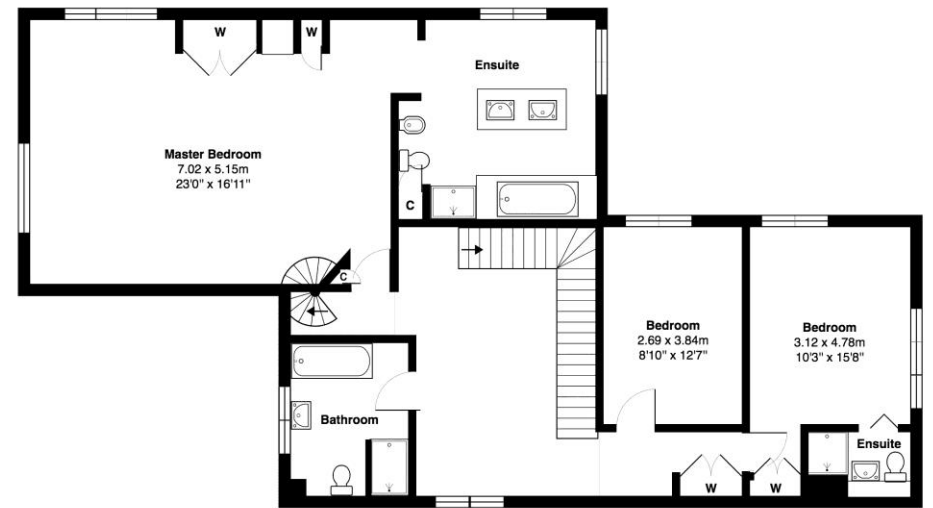
Burford is a quintessential Cotswold market town with many historical connections. Situated on the Oxfordshire/Gloucestershire border and known as 'The Gateway' to the Cotswolds, it offers a range of shopping facilities, local schools, a fine Parish Church and a number of public houses. High Street chains have yet to make a significant impression on Burford, which adds to its character and helps make it an appealing place to live, work and visit. The town nestles in the Windrush Valley surrounded by beautiful countryside, yet is within easy reach of Oxford and Cheltenham, both of which provide the main cultural and shopping facilities for the area. There are good road communications to London via the A40/M40 and a direct train service from Charlbury to London-Paddington.



Ground Floor



2nd Floor



1st Floor



Total Area: 354.0 m<sup>2</sup> ... 3810 ft<sup>2</sup>

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
Drawn by E8 Property Services. www.e8ps.co.uk





#### **DIRECTIONS (OX18 4NB)**

From the A40 proceed north into Burford. Travel down The Hill and turn left into Sheep Street. Take the first left into Tanners Lane. Turn into the first driveway on the left, and The Beeches is ahead, through the wooden gates. There is ample parking at the house.

#### **TENURE & POSSESSION**

The property is freehold and offers vacant possession on completion.

#### **FIXTURES & FITTINGS**

Certain items may be available by separate negotiation with Penny & Sinclair.

#### **SERVICES**

Mains electricity, water and drainage are connected. Oil fired central heating.

#### **LOCAL AUTHORITY**

West Oxfordshire District Council - Council Tax Band: H

#### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sinclair



**01993 220555**

97 High Street, Burford, Oxfordshire,  
OX18 4QA

[burford.sales@pennyandsinclair.co.uk](mailto:burford.sales@pennyandsinclair.co.uk)

**IMPORTANT NOTICE** Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact; iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property; vii) all measurements are approximate.





**PENNY &  
SINCLAIR**