



THE YEWS, BURFORD



AN EXCEPTIONAL CLASSIC COTSWOLD HOME WITH GARAGE.

Distances - Oxford (19 miles), Cirencester (19 miles), and Cheltenham (22 miles). Mainline rail services to London Paddington (from 70 minutes) are available at Charlbury (8 miles), Kingham (8 miles), and Kemble (22 miles). Distances and times are approximate.



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Local Authority: West Oxfordshire District Council

Council Tax band: F

Tenure: Freehold



HISTORICAL CONSERVATION GRADE II LISTED RENOVATION

The Yews has undergone extensive refurbishment over the last 18 months in order to bring this spectacular Grade II listed building back to glory. Now It now offering contemporary living whilst retaining all the character of a classic Cotswold home, complete with the rare benefit of garaging.

This charming property combines exceptional attention to detail with light-filled interiors and a south-facing garden. The ground floor features a large open-plan sitting and media room with bay windows, a feature fireplace, and stunning oak flooring with underfloor heating. To the rear, an impressive kitchen extension includes bespoke cabinetry, a generous pantry, and an inviting breakfast area, flowing seamlessly into a bright garden room overlooking the terrace. A well-equipped utility and cloakroom complete the ground floor.







LIGHT AND SPACIOUS THROUGHOUT

Upstairs, there are four generous double bedrooms, each with en suite facilities. The principal suite boasts a dressing area and luxurious bathroom with vaulted ceiling. The second floor offers additional versatile space, ideal for a home office or children's playroom alongside the two bedroom suites.

Outside, the property enjoys a pretty front garden, rear terrace for al fresco dining, a raised lawn, and a superb outbuilding perfect as a home office or studio. The project garage includes planning consent for a storage deck (West Oxon ref: 24/02292/LBC).

Services

The property benefits from mains water, electricity and drainage.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

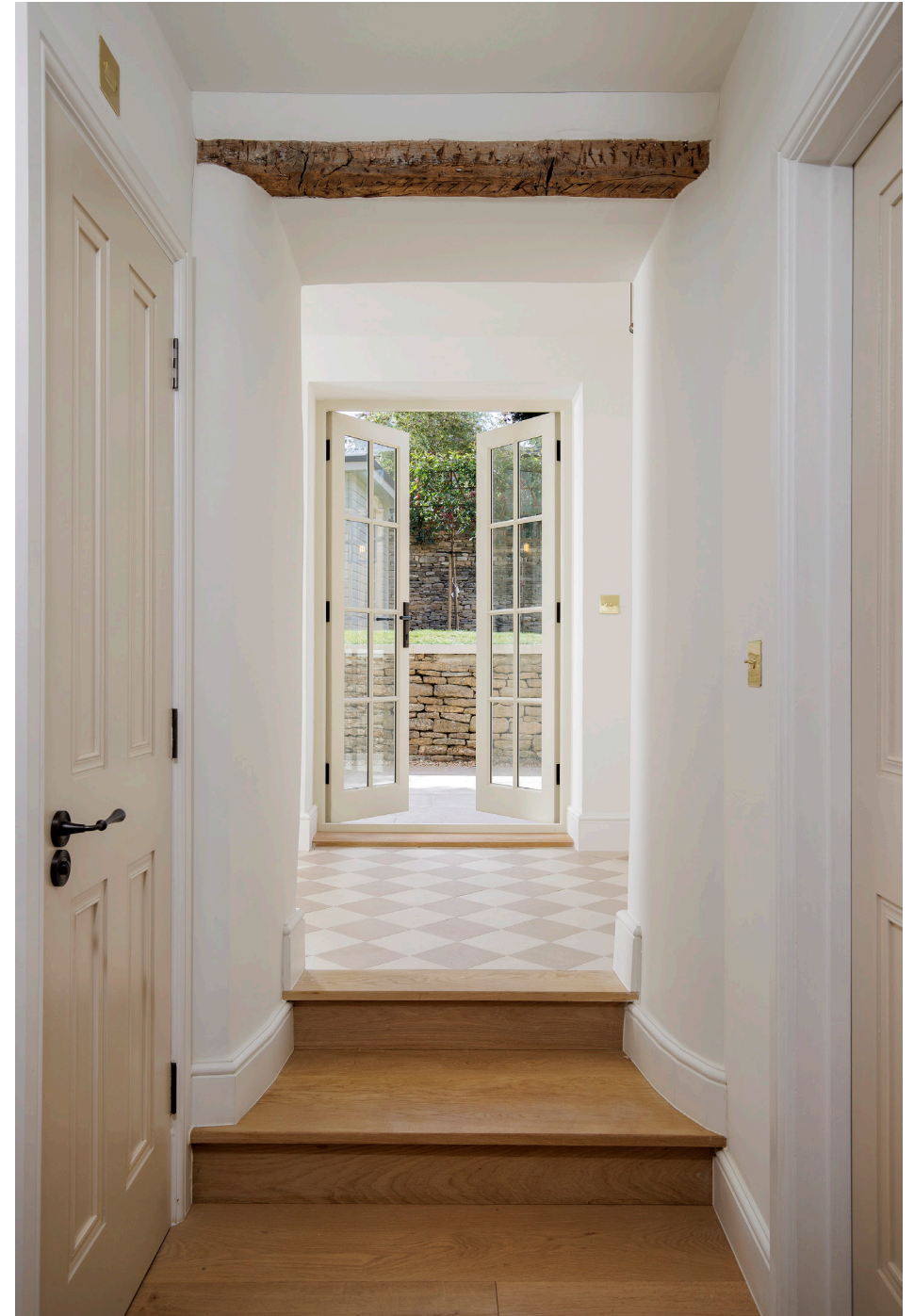






LOCATION

The Yews in the heart of Burford, which lies within an Area of Outstanding Natural Beauty and Conservation Area. The town offers a wide range of amenities, including a bakery, butcher, post office, general store, and doctor's surgery, along with antique shops, boutiques, restaurants, and traditional coaching inns. The North Cotswolds is celebrated for its exceptional lifestyle, offering a wealth of recreational, sporting, and cultural opportunities. Cheltenham Racecourse is just a short drive away. Golfers are well catered for with excellent courses at Naunton Downs, Burford, and Lyneham, while top-flight rugby can be enjoyed in nearby Gloucester. Nature lovers will find miles of walking, cycling, and equestrian trails criss-crossing the surrounding countryside, while the cultural calendar is filled with highlights such as the Cheltenham Literature Festival, Wilderness Festival, The Big Feastival, and numerous local art, music, and theatre events.





Approximate Floor Area = 207.2 sq m / 2230 sq ft
 Outbuildings = 31.5 sq m / 339 sq ft
 Total = 238.7 sq m / 2569 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95733

(Including Basement / Loft Room)
 Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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