



**PENNY &  
SINCLAIR**

## BIRCH DRIVE, BRADWELL VILLAGE, BURFORD, OX18 4XH

**A superb five-bedroom detached family home which has been extended and improved by the current owners to provide three stories of exceptional accommodation. It also boasts a double garage and off-road parking.**

Detached Family Home • Much Sought After Development • Brilliant Position • Extended by the Current Owners • Five Bedrooms • Re Fitted Kitchen/Diner • Separate Utility • Three Reception Rooms • Two En Suite Bedrooms

Burford 2 miles / Carterton 5 miles / Lechlade 6 miles / Witney 10 miles / Charlbury Railway Station (London-Paddington) 11 miles / Cirencester 19 / Oxford 21 miles / Cheltenham 24 miles (All distances are approximate)

### DESCRIPTION

The accommodation has a lovely modern feel throughout. The ground floor comprises entrance hall, cloakroom, kitchen/diner with a superb re fitted kitchen boasting integrated appliances, utility room, sitting room with open fireplace and a family/dining room. The first floor comprises landing, guest bedroom with en suite, three further bedrooms and a family bathroom. The second floor is totally given over to the master bedroom suite with fantastic recently fitted en suite bathroom with walk in shower and free-standing bath. Externally the property boasts an enclosed rear garden with artificial grass for year-round use, immediately adjacent double garage with electric up and over doors, light and power and off road driveway parking in front of it. Further benefits include central heating and uPVC double glazing.

### SITUATION

Bradwell Village is a charming development of natural stone-built houses in a convenient semi-rural location just two miles from Burford. Set in well-maintained communal gardens and woodlands, it has an excellent village hall/centre, hosting functions for a variety of clubs and societies. Burford provides a mix of shopping facilities, catering for most everyday requirements. For further amenities, Carterton, Lechlade, Witney, Cirencester, Oxford and Cheltenham are all within easy reach, providing the main shopping and cultural centres for the area. Access to London is via the A40/M40, and there is a mainline railway station to London-Paddington at Charlbury. Schooling in the area is exceptionally good, with a range of state and private schools.





#### **DIRECTIONS (OX18 4XH)**

From Burford proceed south up the High Street. At the roundabout take the 3rd exit towards Lechlade on the A361. After a approximately 2 miles turn right into Bradwell Village on Woodside Drive. Follow this road and turn left into Birch Drive. Follow the road round and the property is on the right-hand side just as the roads bears round to the left.

#### **SERVICES**

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

#### **FIXTURES & FITTINGS**

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

#### **MAINTENANCE CHARGE**

There is an annual charge of a approximately £720 (£60/month) to cover maintenance of the woods, fields, common areas and village hall.

#### **TENURE & POSSESSION**

The property is freehold and offers vacant possession on completion.

#### **LOCAL AUTHORITY**

West Oxfordshire District Council

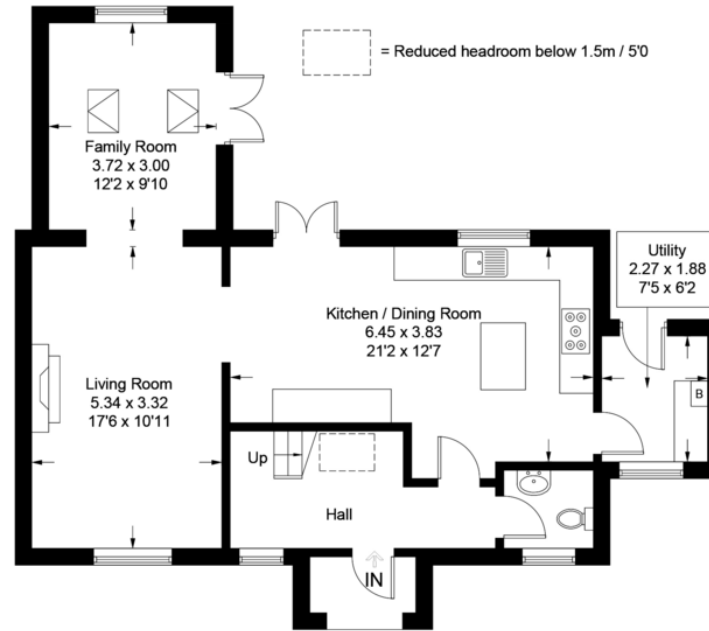
#### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sinclair –01993 220555.

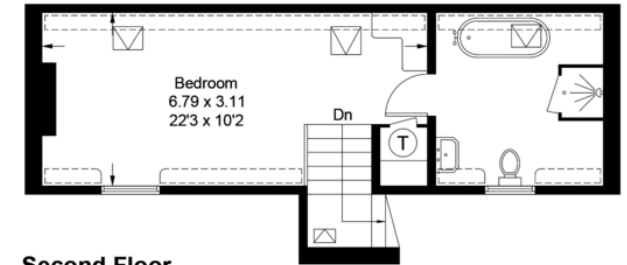




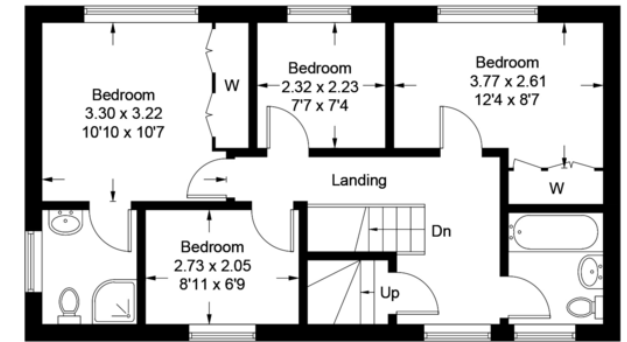
Approximate Gross Internal Area = 158.4 sq m / 1705 sq ft



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID710634)



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