

established 200 years

Taylor & Fletcher



Frethern Close, Burford

Cheltenham 22 miles, Cirencester 19 miles, Oxford 19 miles. Rail - Charlbury 8 miles, Kemble 22 miles, Kingham 8 miles.

1 Frethern Close Burford Oxfordshire OX18 4NY

A WELL PRESENTED AND SPACIOUS FOUR BEDROOM SEMI-DETACHED HOUSE WITH PRIVATE GARDEN OFFERING FAR REACHING VIEWS, SINGLE GARAGE AND OFF ROAD PARKING LOCATED WALKING DISTANCE TO ALL LOCAL AMENITIES AND BURFORD SCHOOL.

- Semi-Detached House
- Kitchen
- Dining Room
- Sitting Room
- Snug
- Four Bedrooms / Three Bathrooms
- Private Rear Garden with Views
- Single Garage and Parking
- Close to Local Amenities / Schools

Guide price £625,000

VIEWING Strictly by prior appointment through

Taylor & Fletcher

Tel: 01993 220579

LOCATION

1 Frethern Close is situated in the well known medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Burford is within the Cotswolds Area of Outstanding Natural Beauty and the Burford Conservation Area. Burford provides an excellent range of local shops and amenities, including a baker, butcher, post office, general store, library, bank and doctor's surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's towards Faringdon.

From Burford, the area's larger commercial centres of Cheltenham (22 miles), Cirencester (19 miles) and Oxford (19 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (8 miles), Kemble (22 miles) and Kingham (8 miles) and a comprehensive local bus network.

DESCRIPTION

1 Frethern Close is a semi-detached house that was built in the 1950s.

The property comprises a snug, kitchen, utility room, cloakroom, family room, dining room and sitting room downstairs on the ground floor.

There is the master bedroom with en suite shower room, second bedroom with en suite shower room, two further bedrooms and a family bathroom upstairs on the first floor. There is scope to convert the loft space, subject to the necessary planning permissions, which would facilitate additional accommodation if desired. There is a private rear garden with far reaching views towards Burford and Fulbrook and an integrated single garage. The property is within walking distance to Burford School and all local amenities.

Approach

Paved footpath leading to timber framed front door with glazed insert panels to covered porch area with double glazed window to the front elevation. Timber framed door with glazed insert panels to:

Snug

Recessed fireplace with wood burning stove and stone hearth. Built-in cupboards. Laminate flooring. Double glazed windows to the front elevation. Proceed through to:

Kitchen

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Laminate work surfaces. Stainless steel sink unit with mixer tap and tiled splashback. Rangemaster electric double oven and grill. Five ring gas hob and extractor over. Dishwasher. Refrigerator and freezer. Heated towel rail. Part tiled walls. Tiled flooring. Timber framed door with glazed insert panels to:





Utility Room

Stainless steel sink unit with mixer tap and tiled splashback. Laminate work surfaces with cupboard below and wall mounted cupboards above. Space and plumbing for washing machine and tumble dryer. Part tiled walls. Tiled flooring. Timber framed door with glazed insert panels to back hallway. Timber framed door to:

Cloakroom

With low level WC and wash hand basin with tiled splashback. Tiled flooring. From the hallway, timber framed door to:

Family Room

Recessed fireplace with open fire. Double glazed window to the front elevation. From the hallway, timber framed door to:

Dining Room

Laminate flooring. Double glazed French doors providing direct access into the rear garden. Proceed through to:



Sitting Room

Continuation of laminate flooring. Recessed ceiling spotlighting. Roof lantern with double glazed windows. Double glazed windows to the rear elevation. Double glazed French doors providing direct access into the rear garden. From the hallway, stairs rise to:



First Floor Landing

Timber framed door to:

Master Bedroom

Built-in wardrobes. Double glazed windows to the rear elevation. Velux double glazed window to the side elevation. Timber framed door to:

En Suite Shower Room

Low level WC, wash hand basin with cupboard below. Shower cubicle with overhead rain effect shower and wall mounted shower attachment. Part tiled walls. Heated towel rail. Recessed ceiling spotlighting. Tiled flooring. Double glazed window to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

Double glazed window to the front elevation. Timber framed door to:



En Suite Shower Room

Low level WC, wash hand basin with cupboard below. Shower cubicle with overhead rain effect shower and wall mounted shower attachment. Part tiled walls. Heated towel rail. Recessed ceiling spotlighting. Tiled flooring. Double glazed window to the side elevation. From the first floor landing, timber framed door to:



Bedroom 3

Built-in wardrobes. Double glazed windows to the front elevation. From the first floor landing, timber framed door to:

Bedroom 4

Built-in wardrobe. Double glazed window to the front elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC, wash hand basin with tiled splashback. Bath with wall mounted shower attachment. Part tiled walls. Heated towel rail. Double glazed window to the rear elevation.

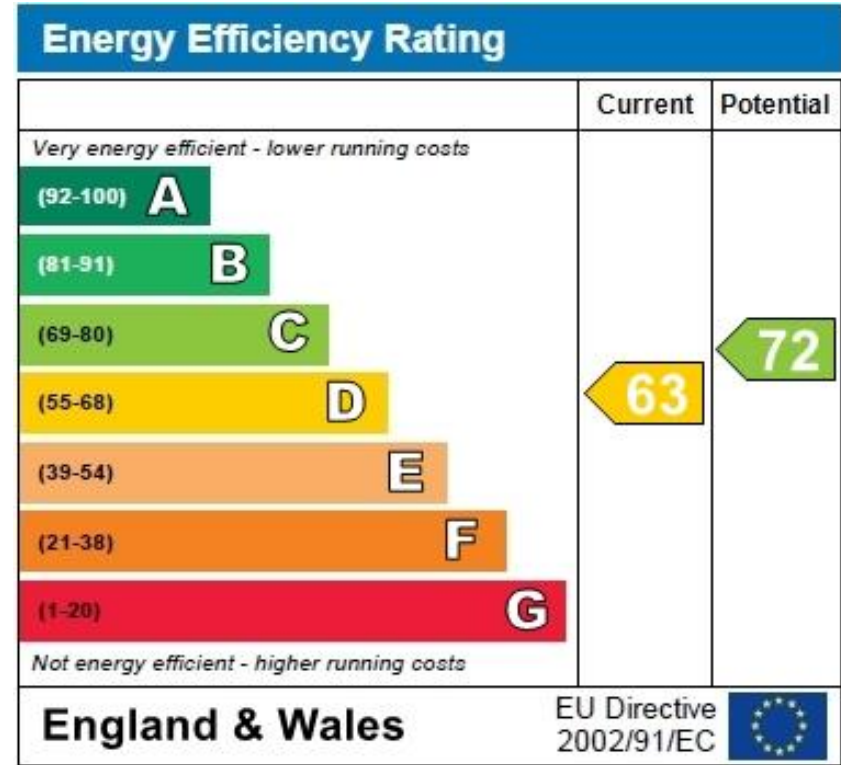
OUTSIDE

1 Frethern Close has a private rear garden with far reaching views towards Burford and Fulbrook. The garden is mainly laid to lawn with mature shrubs and plants bordered by timber trellis fencing. There is a paved patio area towards the bottom of the garden facilitating outside dining and entertaining. Integrated single garage with off road parking.



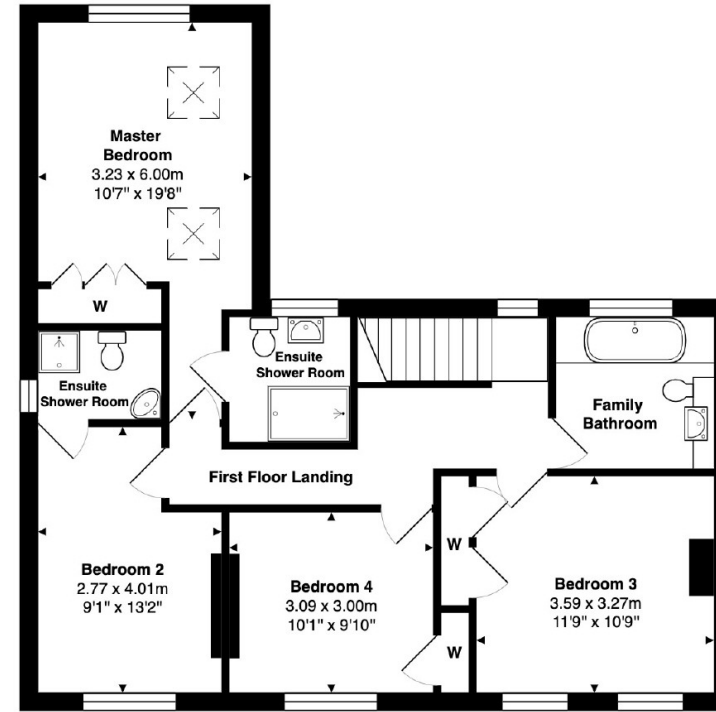
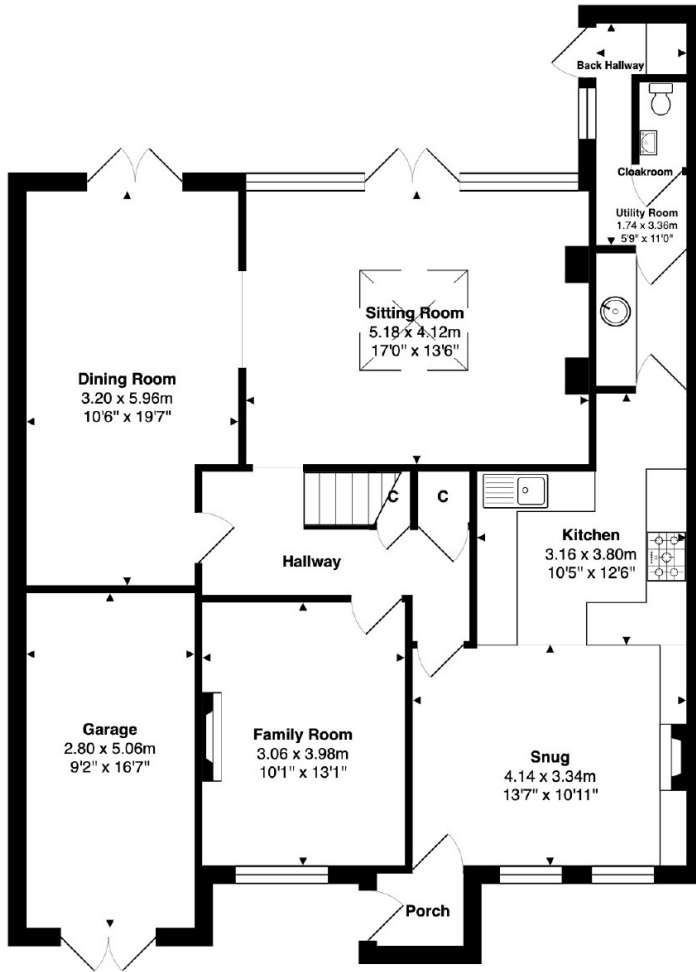
SERVICES / LOCAL AUTHORITY / COUNCIL TAX

Mains Electricity, Water and drainage. Oil fired central heating / West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'C' Rate payable for 2022 / 2023 £1873.74



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Ground Floor

First Floor

Approx. Gross Internal Area: 166.4 m² ... 1791 ft² (excluding porch, garage)

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 purposes only and should be used as such. Drawn by EB Property Services. www.ebps.co.uk



