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# Taylor & Fletcher



Ostlers, 141 The Hill  
Burford, Oxfordshire, OX18 4RE  
**Guide Price £925,000**





# Ostlers, 141 The Hill

Burford, Oxfordshire, OX18 4RE

*A charming beautifully presented three bedroom terraced Grade II Listed period house with a private detached rear garden and off road parking for one vehicle situated right in the heart of Burford. No onward chain.*

## LOCATION

Ostlers, 141 The Hill is situated in the heart of 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, newsagent, post office, general store and doctors 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

Ostlers, 141 The Hill is a charming terraced Grade II Listed house that dates back to the Seventeenth Century and was formerly The White Horse Inn, that is situated within close walking distance to the local amenities available in Burford.

The property comprises a kitchen - dining room and sitting room on the ground floor, whilst there are three double bedrooms and two bathrooms upstairs, one of which is an en suite to the master bedroom. There is a private detached rear garden and off road parking for one vehicle.

The property has an established holiday lettings history generating in the region of £70,000 per annum (gross). The property could therefore be sold as a 'going concern' with lettings scheduled through 2024.

## Approach

Pathway leads to oak timber framed front door with glazed insert panel to:

## Kitchen - Dining Room

Oak timber parquet flooring. Modern fitted storage units to the wall and base level with oak timber work surfaces. Belfast sink unit with mixer tap. Cata single electric oven and grill. Four ring Cooke & Lewis electric hob. Tiled walls. Hotpoint fridge/freezer. Indesit dishwasher. Indesit washing machine. Rayburn double oven. Oak timber panelled walls. Exposed oak timber beams. Window seat with single glazed window overlooking the front elevation. Oak timber framed door to:

## Sitting Room

Continuation of the oak timber parquet flooring and oak timber panelled walls. Oak timber door to front porch area with oak timber front door. Impressive cut stone fireplace with wood burning stove. Oak timber door to below stairs storage cupboard. Window seat with single glazed window overlooking the front elevation. From the kitchen, stairs rise to:



### First Floor Landing

Timber framed balustrade. Timber framed door to airing cupboard housing the hot water tank. Timber framed door to storage cupboard. Double glazed Velux windows to the rear elevation. From the first floor landing, timber framed door to:

### Master Bedroom

Timber framed door to storage cupboard. Single glazed window to the front elevation. Timber framed door to:

### En Suite Shower Room

Low level WC with standard cistern, wash hand basin with splashback. Shower cubicle with wall mounted shower attachment. Wall mounted vanity cupboard. Heated towel rail. Tiled walls. Tiled flooring. Single glazed window to the front elevation. From the first floor landing, timber framed door to:

### Bedroom 2

Timber framed doors to wardrobe. Single glazed window to the front elevation. From the first floor landing, timber framed door to:

### Bedroom 3

Single glazed window to the front elevation. Stone decorative fireplace. From the first floor landing, timber framed door to:

### Family Bathroom

Low level WC with standard cistern, wash hand basin with splashback. Shower cubicle with wall mounted shower attachment. Roll top bath with mixer tap with handset shower attachment. Heated towel rail. Partly tiled walls. Tiled flooring. Access to loft roof space. Single glazed window to the rear elevation.

### OUTSIDE

Ostlers, 141 The Hill has a private detached rear garden mainly laid to lawn with a few mature shrubs and plants, bordered by stone walling and hedging. Timber framed summer house. Timber framed garden shed. Timber framed trellis gate. The area of garden provides an oasis of peace and quiet in which to enjoy the morning sunrises and evening sunsets over Burford.

### SERVICES

Mains Electricity, Water and drainage. Rayburn central heating.

### LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'F' Rate payable for 2023 / 2024 £3198.62

### PLANNING PERMISSION

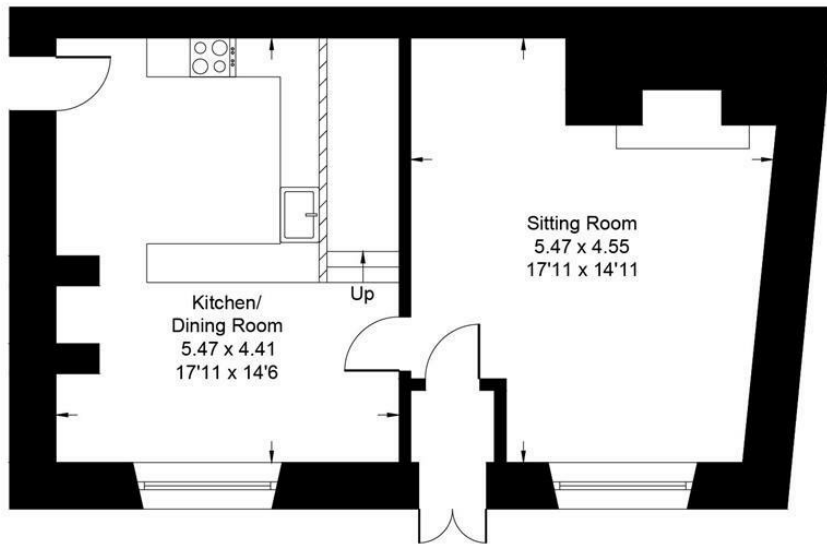
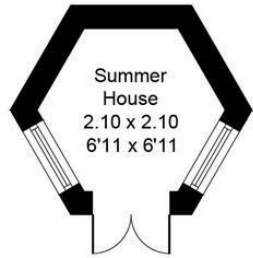
The property also has planning permission to extend the accommodation with a loft conversion creating a fourth bedroom with en suite bathroom. West Oxfordshire District Council Planning Reference: 22/00909/LBC.

### DIRECTIONS

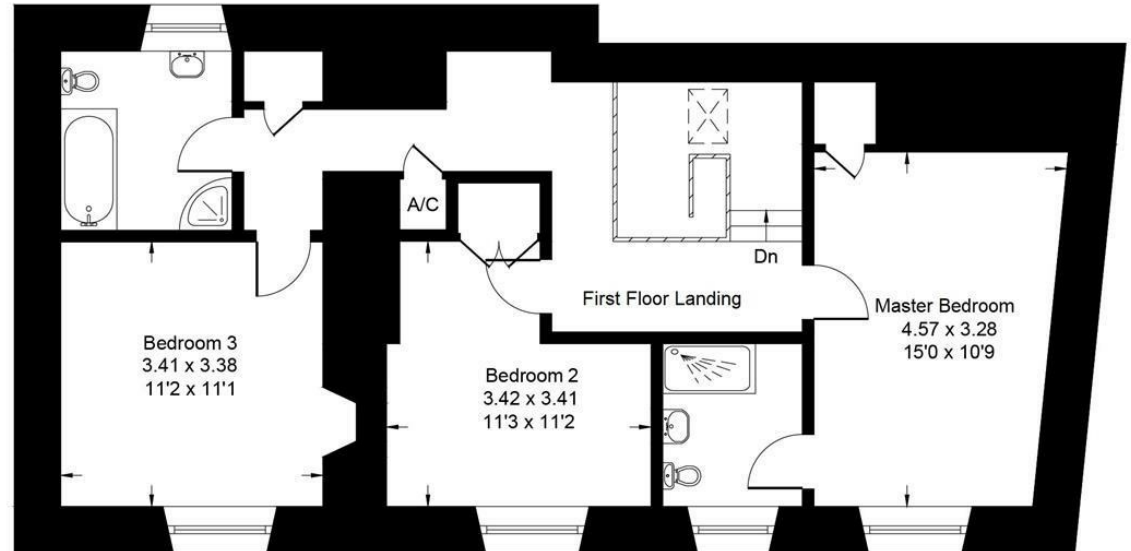
From the Burford office of Tayler & Fletcher, proceed in a southerly direction up The Hill. You will see Ostlers, 141 The Hill located on the left hand side.



Approximate Gross Internal Area = 122.48 sq m / 1318 sq ft  
Outbuilding = 3.82 sq m / 41 sq ft  
Total Area = 126.30 sq m / 1359 sq ft



Ground Floor



First Floor

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.