

established 200 years

Taylor & Fletcher



HILL VIEW
The Hill, Burford

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

Hill View
178 The Hill
Burford
Oxfordshire
OX18 4QY

**A CHARMING, LIGHT AND SPACIOUS
BEAUTIFULLY PRESENTED TWO BEDROOM
END TERRACED GRADE II LISTED COTTAGE
WITH A LANDSCAPED GARDEN LOCATED IN THE
HEART OF BURFORD. GOOD INVESTMENT
OPPORTUNITY. NO ONWARD CHAIN.**

- Grade II Listed Cottage
- Sitting Room
- Dining Room
- Kitchen / Breakfast Room
- Two Double Bedrooms
- Shower Room
- Bathroom
- Landscaped Garden
- Close to Local Amenities

Guide price £795,000

VIEWING Strictly by prior appointment
through

Taylor & Fletcher

Tel: 01993 220579

LOCATION

Hill View 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, post office, general store, library 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

Hill View is a charming, light and spacious well presented end terraced Grade II Listed cottage that is situated within close walking distance to the local amenities available in Burford. The property has undergone a recent renovation by the current owners and is being run as a successful holiday let.

The property comprises a sitting room, kitchen / breakfast room, cloakroom and dining room on the ground floor, whilst there are two double bedrooms and a shower room upstairs. The second of these double bedrooms is currently being used as a bathroom. The first floor landing provides ample room for a study area. There is a private landscaped garden. The property would make a superb investment as a second home especially, either for private use or with investment purposes in mind.

Approach

Oak timber framed front door with glazed insert panel to:

Sitting Room

Flagstone flooring. Stone inglenook fireplace with Clearview wood burning stove and hearth. Exposed oak timber beams. Stone mullion window to the front elevation. Single glazed window to the side elevation. Timber framed door providing access to stairs rising to Master Bedroom above. Timber framed door to:





Kitchen / Breakfast Room

Bespoke kitchen with range of built-in cupboards and drawers below. Timber work surfaces. Sink unit with mixer tap and tiled splashback. Central island with timber work surface and range of cupboards and drawers below. Lamona electric oven and grill with induction hob and extractor over. Lamona refrigerator/freezer. Lamona dishwasher. Timber framed door to below stairs utility area, housing the Siemens washing machine. Timber framed door to below stairs storage area. Recessed ceiling spotlighting. Tiled flooring with electric underfloor heating. Exposed stone walls. Double glazed windows to the side elevation. Timber framed door to:

Cloakroom

With low level WC with concealed cistern and wash hand basin with cupboard below. Chrome heated towel rail. Extractor fan. From the kitchen / breakfast room, timber framed door to:



Dining Room

Panelled walls. Timber framed doors to cupboards. Double glazed window to the side elevation. From the kitchen / breakfast room, stairs rise to:



First Floor Landing

Exposed stone walls. Exposed timber beams. Access to loft roof space. Velux double glazed window to the side elevation. Double glazed window to the side elevation. Timber framed door to airing cupboard, housing the water tank. Timber framed door to:

Master Bedroom

Exposed oak timber beam vaulted ceiling. Stone mullion window to the front elevation. Single glazed window to the side elevation. From the first floor landing, timber framed door to:



Shower Room

Low level WC with concealed cistern, wash hand basin with tiled splashback and cupboard below. Shower cubicle. Oak flooring. Panelled walls. Chrome heated towel rail. Velux double glazed window to the side elevation. From the first floor landing, timber framed door to:

Bathroom / Bedroom 2

Roll top bathtub with shower attachment. Chrome heated towel rail. Timber framed door to cupboard housing the water tank. Exposed timber beams. Oak flooring. Double glazed windows to the rear and side elevations. Currently being used as a bathroom, this could serve as the second bedroom if desired.



OUTSIDE

Hill View has a private landscaped garden with gravelled and paved patio areas and a few mature shrubs and plants, bordered by a combination of Cotswold stone walling, yew hedging and timber fencing. The garden facilitates outside dining and entertaining with space for a dining table and chairs.

SERVICES

Mains Electricity, Water and drainage. Electric central heating,

LOCAL AUTHORITY

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000

COUNCIL TAX

Band 'E' Rate payable for 2023 / 2024 £2706.53

DIRECTIONS

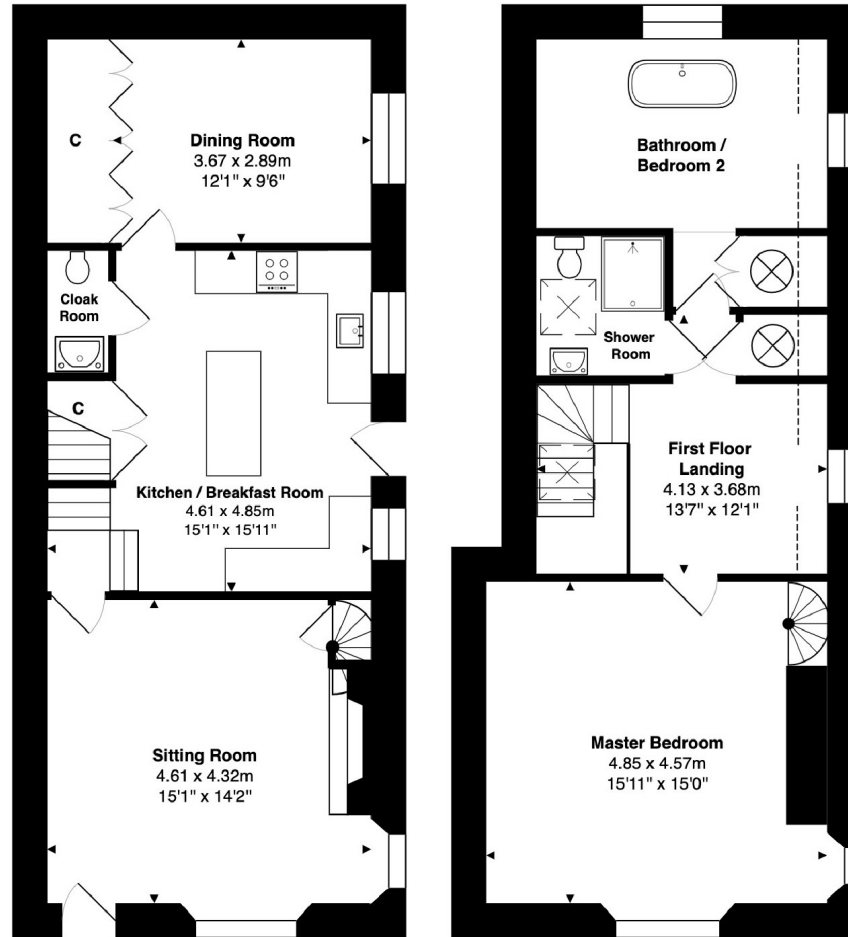
From the Burford office of Tayler & Fletcher, proceed in a southerly direction up The Hill. You will see Hill View located on the right hand side.





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Ground Floor

First Floor

Approximate Gross Internal Area

Total 110.8 m² / 1192 ft²

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.

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