

established 200 years

Taylor & Fletcher



6 Priory Lane
Burford, OX18 4SG

Guide Price £550,000





6 Priory Lane

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A charming two bedroom terraced period Grade II Listed cottage located in the heart of Burford within walking distance to all local amenities and excellent schooling. Good investment opportunity. No onward chain.



LOCATION

6 Priory Lane 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. Meanwhile, Soho Farmhouse (13 miles) and Daylesford Organic (11 miles) are nearby.

DESCRIPTION

6 Priory Lane is a charming period terraced Grade II Listed cottage that dates back to the Seventeenth Century. The property comprises a sitting room, kitchen / dining room, two double bedrooms and a family bathroom. There is a private rear courtyard garden. The property would make a good investment due to its central location within Burford.

Approach

Timber framed front door to:

Sitting Room

Recessed fireplace with wood burning stove and stone hearth. Exposed oak timber beams. Timber flooring. Single glazed window with window seat to the front elevation. Proceed through to:

Kitchen / Dining Room

Fitted kitchen with laminate work surfaces and range of wall mounted cupboards and drawers. Stainless steel sink unit with mixer tap and tiled splashback. Electric oven with four ring electric hob and extractor above. Space for refrigerator and freezer. Space and plumbing for washing machine and tumble dryer. Timber flooring. Recessed ceiling spotlighting. French doors with single glazed windows to the rear elevation providing direct access into the courtyard garden. Velux double glazed windows to the side elevation. Stairs with timber balustrade rise to:

First Floor Landing

Exposed oak timber beams. Timber framed door to:

Bedroom 2

Exposed oak timber beams. Built-in wardrobe. Single glazed window with window seat to the front elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with concealed cistern, wash hand basin. Panelled bath with shower attachment. Part tiled walls. Tiled flooring. Single glazed window to the rear elevation. From the first floor landing, stairs with timber balustrade rise to the second floor to:

Master Bedroom

Exposed oak timber beams. Eaves storage space. Timber framed door to cupboard housing the hot water tank. Timber framed door to cupboard housing the electric central heating boiler. Single glazed window to the front elevation.

OUTSIDE

6 Priory Lane has a private rear courtyard garden. Paved patio area bordered by Cotswold stone walling and timber trellis fencing. This area could facilitate a table and chairs thereby enabling outside dining and entertaining.

SERVICES

Mains electricity, water and drainage. Electric central heating.

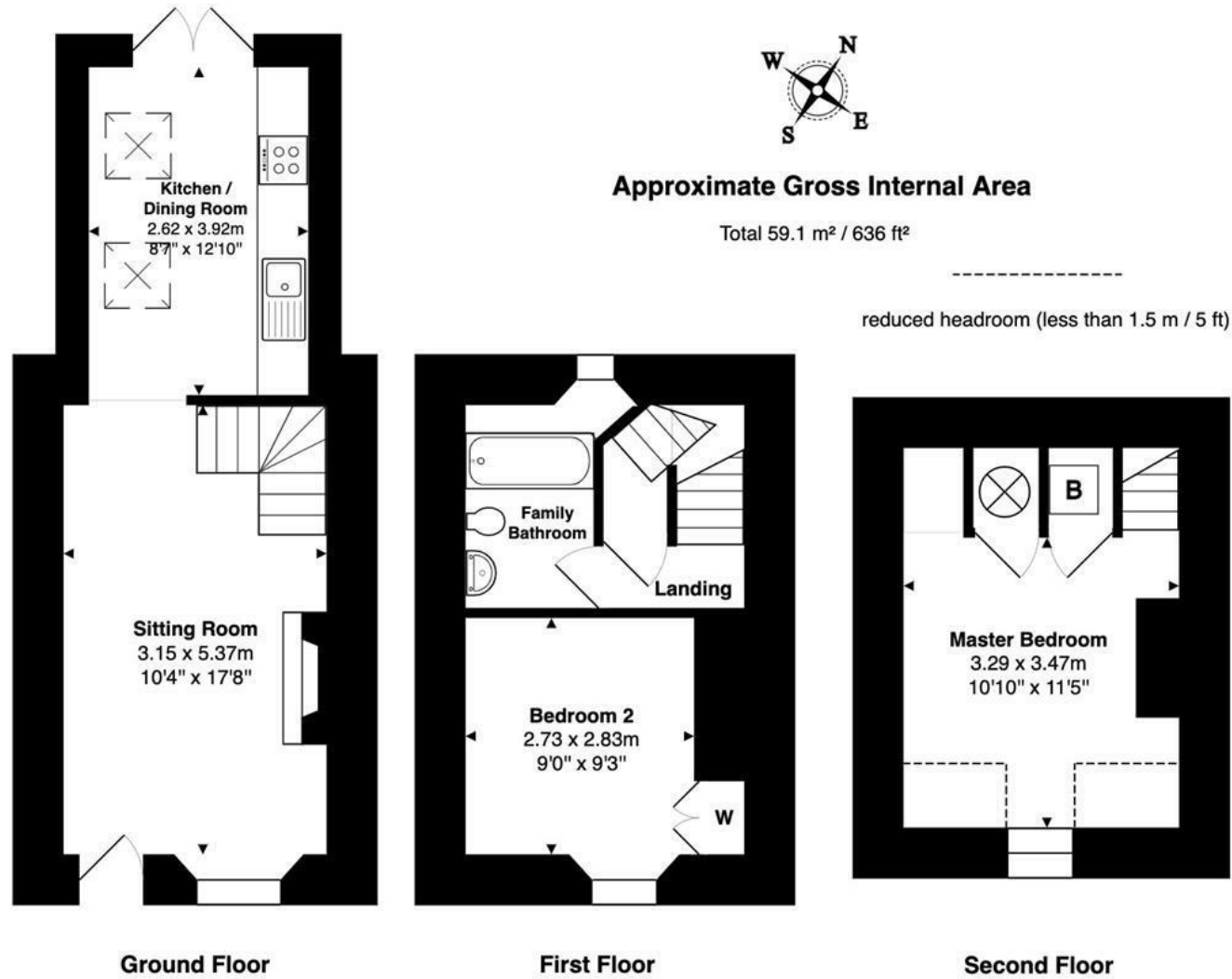
LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'C' Rate payable for 2023 / 2024 £1968.38

DIRECTIONS

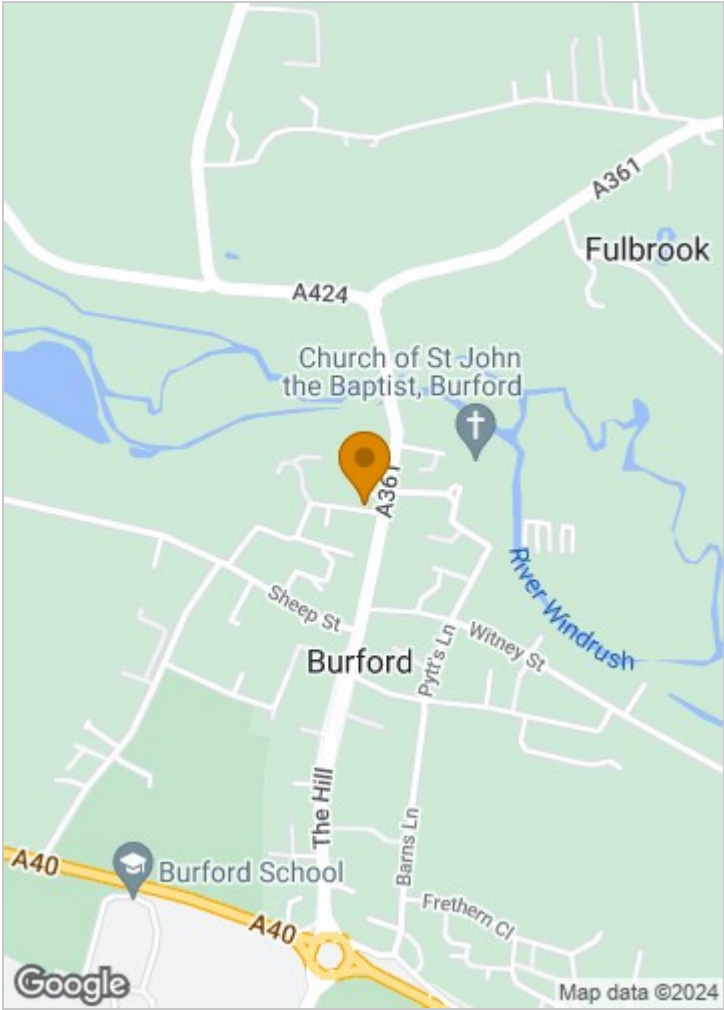
From the Burford office of Tayler and Fletcher, cross over the High Street into Priory Lane. You will shortly see No 6 located on the right hand side.





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 E8 Property Services. www.e8ps.co.uk

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.