

established 200 years

Taylor & Fletcher



Window Box Cottage
27, Lower High Street, Burford, OX18 4RN
Guide Price £795,000





Window Box Cottage

27 Lower High Street, Burford, OX18 4RN

A charming and well presented Grade II Listed period four bedroom terraced cottage with private courtyard garden located in the heart of Burford close to all local amenities. The property would make an excellent investment.



LOCATION

Window Box Cottage 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

Window Box Cottage, a charming and well presented Grade II Listed terraced cottage, believed to date back to the Sixteenth Century, is situated in the heart of Burford. The current owners have in the past few months put in a new kitchen. The property comprises an entrance lobby, kitchen - dining room, drawing room, utility room and cloakroom on the ground floor.

There is a basement, which features a sitting room and large storage area, which could facilitate a cellar. There is the master bedroom with en suite bathroom and three further bedrooms, one of which is currently being used as a dressing room, plus the family bathroom, located on the first floor. There is a further bedroom and en suite bathroom on the second floor. The property has a private east facing rear courtyard garden and is within walking distance of all local amenities within Burford. It would make an excellent investment.

Approach

Timber framed front door with glazed insert panels to entrance lobby. Timber framed door to:

Kitchen - Dining Room

Recently fitted bespoke kitchen. Granite work surfaces with storage cupboards below and central island with granite work surface and drawers below. Sink unit with mixer tap. Indesit electric oven and grill with four ring electric hob and extractor above. Refrigerator and freezer. Dishwasher. Recessed ceiling spotlighting. Oak timber flooring. Recessed fireplace with cast iron fire and stone surround. Secondary glazed window with shutters to the front elevation. Proceed to:

Drawing Room

Continuation of oak timber flooring. Exposed stone walls. Exposed oak timber beams. Recessed fireplace with wood burning stove. Timber framed doors with glazed insert panels providing direct access into the courtyard garden. Timber framed door to inner hallway. Proceed to:

Utility Room

Granite work surfaces with cupboards and drawers below. Sink unit with mixer tap and splashback. Space and plumbing for washing machine and tumble dryer. Exposed stone walls. Oak timber flooring. Single glazed window to the rear elevation. Timber framed door providing direct access into the courtyard garden. From the inner hallway, timber framed door to below stairs cupboard housing the hot water tank and electric boiler. From the drawing room, timber framed door with glazed insert panels to inner hallway with timber framed door to:

Cloakroom

Low level WC with standard cistern and wash hand basin with tiled splashback. Exposed stone walls. Tiled flooring. Recessed ceiling spotlighting. Single glazed window to the rear elevation. From the inner hallway, stairs descend into the basement. Proceed to:

Sitting Room

Skylight to the front elevation. Large storage area. From the utility room area, stairs rise to:

First Floor Landing

Exposed oak timber beams. Recessed ceiling spotlighting. Velux double glazed window to the side elevation. Timber framed door to:

Master Bedroom

Decorative recessed cast iron fireplace. Recessed ceiling spotlighting. Single glazed window to the rear elevation. Timber framed door to:

En Suite Bathroom

Low level WC with standard cistern. Wash hand basin with tiled splashback. Panelled bath with shower attachment. Wall mounted vanity cupboard. Tiled flooring. Recessed ceiling spotlighting. Single glazed window with shutters to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

Exposed oak timber beams. Recessed ceiling spotlighting. Velux double glazed window to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 3

Recessed ceiling spotlighting. Secondary glazed window with shutters to the front elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with standard cistern. Wash hand basin with tiled splashback. Rain effect shower. Heated towel rail. Tiled flooring. Recessed ceiling spotlighting. Velux double glazed window to side elevation. Single glazed window with shutters to the rear elevation. From the first floor landing, stairs rise to:

Second Floor Landing

Exposed oak timber beams. Recessed ceiling spotlighting. Velux double glazed window to the side elevation. Stairs rise to:

Bedroom 4

Exposed stone walls. Exposed oak timber beams. Velux double glazed window to the rear elevation. From the second floor landing, stairs rise to:

En Suite Bathroom

Low level WC with standard cistern. Wash hand basin with tiled splashback. Panelled bath. Tiled flooring. Exposed oak timber beams. Velux double glazed window to the side elevation.

OUTSIDE

Window Box Cottage has a private courtyard garden located to the rear of the cottage. The garden features a paved patio area with mature shrubs and plants bordered by Cotswold stone walling. This area provides an oasis of calm which facilitates outdoor dining and entertaining.

SERVICES

Mains Electricity, Water and drainage. Electric central heating, Broadband available.

LOCAL AUTHORITY / COUNCIL TAX

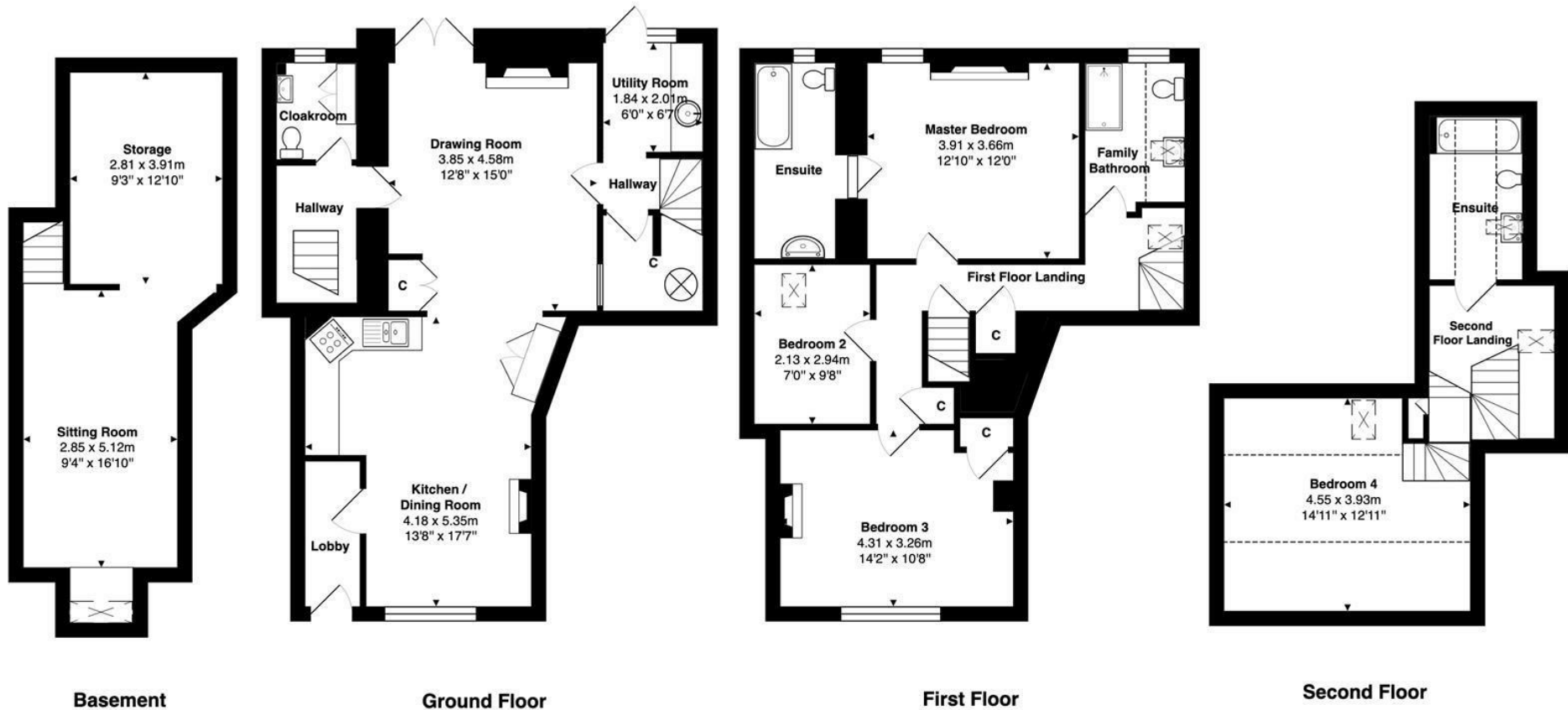
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'E' Rate payable for 2023 / 2024 £2706.53

DIRECTIONS

From the Burford office of Taylor & Fletcher, proceed in a northerly direction down the High Street. You will cross Church Lane and you will shortly see the property located on the right hand side just past Bumbles News and Post Office.



Floorplan

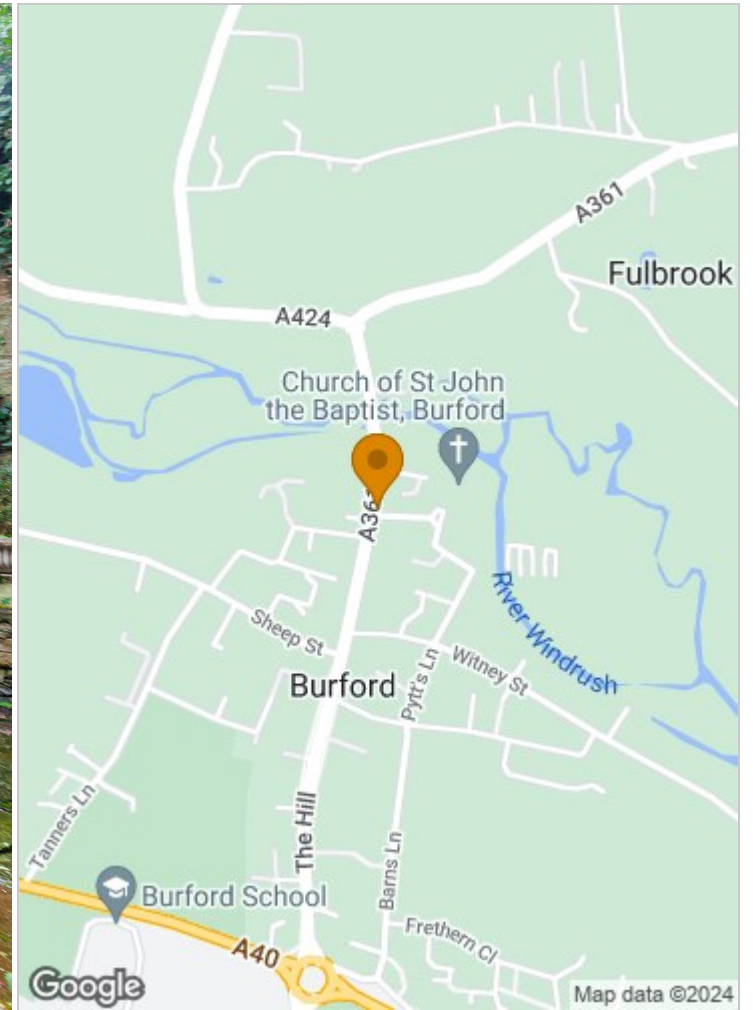


Approx. Gross Internal Area: 179.0 m² ... 1927 ft²

reduced headroom (less than 1.5 m / 5 ft)

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.