

established 200 years

Taylor & Fletcher



17 Woodside Drive
Bradwell Village, Burford, OX18 4XB
Guide Price of £425,000





17 Woodside Drive

Bradwell Village, Burford, OX18 4XB

A recently modernised three bedroom detached house with single garage and allocated parking in a quiet location with private garden within 2 miles of Burford and in Burford School catchment area. No onward chain.



LOCATION

Bradwell Village is a well presented private development of Cotswold stone properties with communal grounds and an excellent village hall. The village social committee host social events throughout the year. Families also benefit from access to mother baby exercise sessions which utilise the village hall space.

Ideally situated only two miles from Burford and in walking distance and/or cycling distance of many quaint Cotswold villages, the property is perfectly placed for exploring the quintessential English countryside within the Cotswold Area of Outstanding Natural Beauty. This convenient semi-rural location has many attractions on its doorstep including the Cotswold Wildlife Park, the River Windrush and many award-winning food places.

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 School and St Hugh's School towards Faringdon.

The area's larger commercial centres of Cheltenham (24 miles), Cirencester (19 miles) and Oxford (21 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 (11 miles), Kemble (24 miles) and Kingham (9 miles) and a local bus network.

DESCRIPTION

17 Woodside Drive is a well presented three bedroom detached house located in a quiet part of the development and offers a unique arrangement of frontal parking and a secluded garden which benefits from distance to neighbouring properties.

The property comprises an entrance hall, cloakroom, dining room, kitchen, sitting room and conservatory downstairs. Whilst upstairs features a master bedroom with en suite shower room, two guest bedrooms and a family bathroom. There is a single garage and parking for a couple of cars, accessible from the front of the house, or through the private rear west facing garden.

Approach

Paved pathway leading to covered porch area with timber framed front door with glazed insert panels to:

Entrance Hall

Timber framed door to storage cupboard. Oak veneer framed door to:

Cloakroom

With low level WC and wash hand basin and tiled splashback. From the entrance hall, oak veneer framed door with glazed insert panel to:

Dining Room

Continuation of wood effect tiled flooring. Double glazed window to the front elevation. Proceed through to:

Kitchen

Fitted kitchen with solid oak worktop with 1 ½ bowl stainless steel sink unit with mixer tap and tiled splashback. Range of built in cupboards and soft close drawers below and wall mounted cupboards above. AEG electric oven and grill with four ring electric hob and extractor over. Newly installed built-in refrigerator and freezer. Miele dishwasher. Space and plumbing for washing machine. Part tiled walls. Wall mounted Wall Star oil fired central heating boiler. Stone effect tiled flooring. Double glazed window to the side elevation. Composite door with glazed insert panel providing direct access into the garden. From the entrance hall, oak veneer framed door to:

Sitting Room

Recessed fireplace with coal effect electric fire and stone hearth. Double glazed windows to the front elevation. Timber framed doors with glazed insert panels to:

Conservatory

Tiled flooring. Dwarf walls with double glazed windows to three sides and a translucent roof. Double glazed French doors providing direct access into the garden. From the entrance hall, stairs rise to:

First Floor Landing

Bright and airy landing. Double glazed window to the rear elevation. Access to loft roof space, which is partially boarded. Oak veneer framed door to airing cupboard housing the hot water tank. Oak veneer framed door to:

Master Bedroom

Oak laminate flooring. Double glazed window to the front elevation. Built-in wardrobes. Oak veneer framed door to:

En Suite Shower Room

Low level WC with concealed cistern. Wash hand basin and mixer tap. Mira shower cubicle with white tiles that extend across the walls. Stone effect tiled flooring. From the first floor landing, oak veneer framed door to:

Bedroom 2

Built-in wardrobes. Double glazed window to the front elevation. From the first floor landing, oak veneer framed door to:

Bedroom 3

Double glazed window to the side elevation. From the first floor landing, oak veneer framed door to:

Family Bathroom

Low level WC with standard cistern, wash hand basin and vanity unit with tiled splashback, matching large vertical storage unit. Panelled bath with HansGrohe bath shower mixer. Grey stone effect tiled walls. Chrome heated towel rail. Wood effect luxury vinyl tiled flooring. Double glazed window to the side elevation.

OUTSIDE

17 Woodside Drive is approached by gravelled grounds and front garden with established trees and shrubs via a paved patio footpath. The rear garden enjoys a west facing aspect and consists of an area of lawn, bordered by fencing and stone walling. There is an area of paved patio that is adjacent to the house, which facilitates outdoor dining and entertaining. At the end of the garden is the single garage and adjacent parking, accessed via a timber framed gate.

SERVICES

Mains Electricity, Water and Drainage. Oil fired central heating.

Service Charge: £65.00 per month. This includes: general repairs, maintenance of the drains, waste disposal, road sweeping and gritting, landscaping, maintenance of the public gardens and tree surgery, The Village Handbook and the running and upkeep costs of the Village Hall.

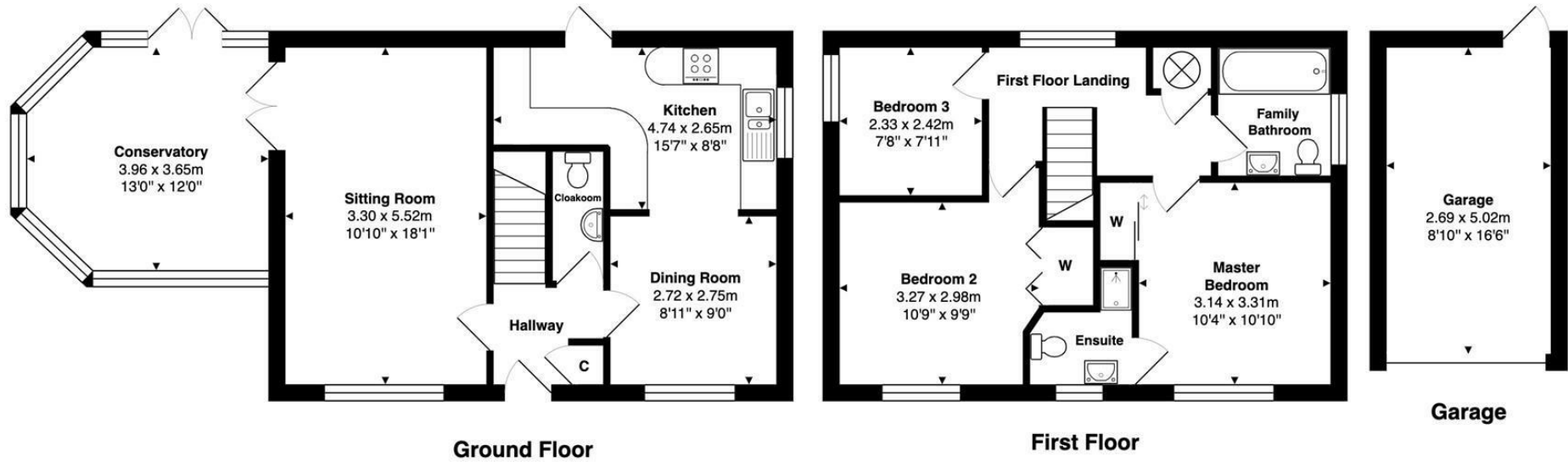
LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'D' Rate payable for 2023 / 2024 £2214.43

DIRECTIONS

Upon entering the Bradwell Village Private Estate, drive along Woodside Drive for approximately ¼ mile. Just prior to reaching Hawthorn Drive, you will see No 17, located on the left hand side.





Approximate Gross Internal Area

House 103.3 m² / 1112 ft²
Garage 13.5 m² / 145 ft²
Total 116.8 m² / 1257 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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	81
England & Wales	EU Directive 2002/91/EC	