

established 200 years

# Tayler & Fletcher



**Downham Cottage**  
Asthall, Nr Burford, OX18 4HW  
**Guide Price £550,000**





# Downham Cottage

Asthall, Nr Burford, OX18 4HW

*A charming end terrace two bedroom Grade II Listed period cottage located in the sought after village of Asthall close to Burford. Good investment opportunity. No onward chain.*



## LOCATION

Downham Cottage is situated in the sought after village of Asthall, which is just three miles from the well known medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Within Asthall, there is the Church of St Nicholas and the popular public house, The Three Horseshoes.

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.

The area's larger commercial centres of Cheltenham (25 miles), Cirencester (20 miles) and Oxford (18 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 (9 miles), Kemble (25 miles) and Kingham (12 miles) and a comprehensive local bus network.

## DESCRIPTION

Downham Cottage, dating back to the Seventeenth Century, is situated within the heart of the village.

The property comprises a dining room - sitting room and kitchen downstairs whilst there is the master bedroom with en suite shower room on the first floor and a guest bedroom with en suite bathroom on the second floor. The property is located close to The Three Horseshoes and would make an excellent investment with a track record of lettings.

## Approach

Oak timber framed front door to:

## Dining Room - Sitting Room

Recessed Inglenook fireplace with wood burning stove and oak beam above with stone hearth. Exposed stone walls. Exposed oak timber beams. Timber frames doors to built-in cupboards. Single glazed windows with window seat to the front elevation. Timber framed door to:

## Hallway

Exposed stone walls. Exposed oak timber beams. Timber framed door to below stairs storage cupboard. Timber framed stable door with glazed insert panel providing side access to the cottage. Single glazed window to the rear elevation. Timber framed door to:

## Kitchen

Fitted kitchen with range of built-in cupboards and drawers below. Laminate work surfaces. Stainless steel sink unit with mixer tap. Lamona electric oven and grill with extractor above. Four ring electric hob. Part tiled walls. Space and plumbing for dishwasher. Space for refrigerator and freezer. Single glazed window to the rear elevation. From the hallway, stairs with timber balustrade rise to:

## First Floor Landing

Exposed oak timber beams. Single glazed windows to the rear and side elevations. Timber framed door to:

## Master Bedroom

Exposed stone walls. Exposed oak timber beams. Timber framed door to built-in wardrobe. Timber framed door to cupboard housing the hot water tank. Recessed ceiling spotlighting. Single glazed windows to the front elevation. Timber framed door to:

## En Suite Shower Room

Low level WC with standard cistern. Wash hand basin and tiled splashback. Shower cubicle. Part tiled walls. Laminate flooring. Recessed ceiling spotlighting. Exposed oak timber beams. Single glazed window to the rear elevation. From the first floor landing, stairs with single glazed window to the side elevation and timber balustrade rise to:

## Bedroom 2

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

## En Suite Bathroom

Low level WC with standard cistern. Wash hand basin and tiled splashback. Panelled bath with shower attachment. Part tiled walls. Laminate flooring. Recessed ceiling spotlighting. Exposed oak timber beams.

## SERVICES

Mains Electricity and Water. Septic tank drainage. Electric night storage heating.

## LOCAL AUTHORITY / COUNCIL TAX

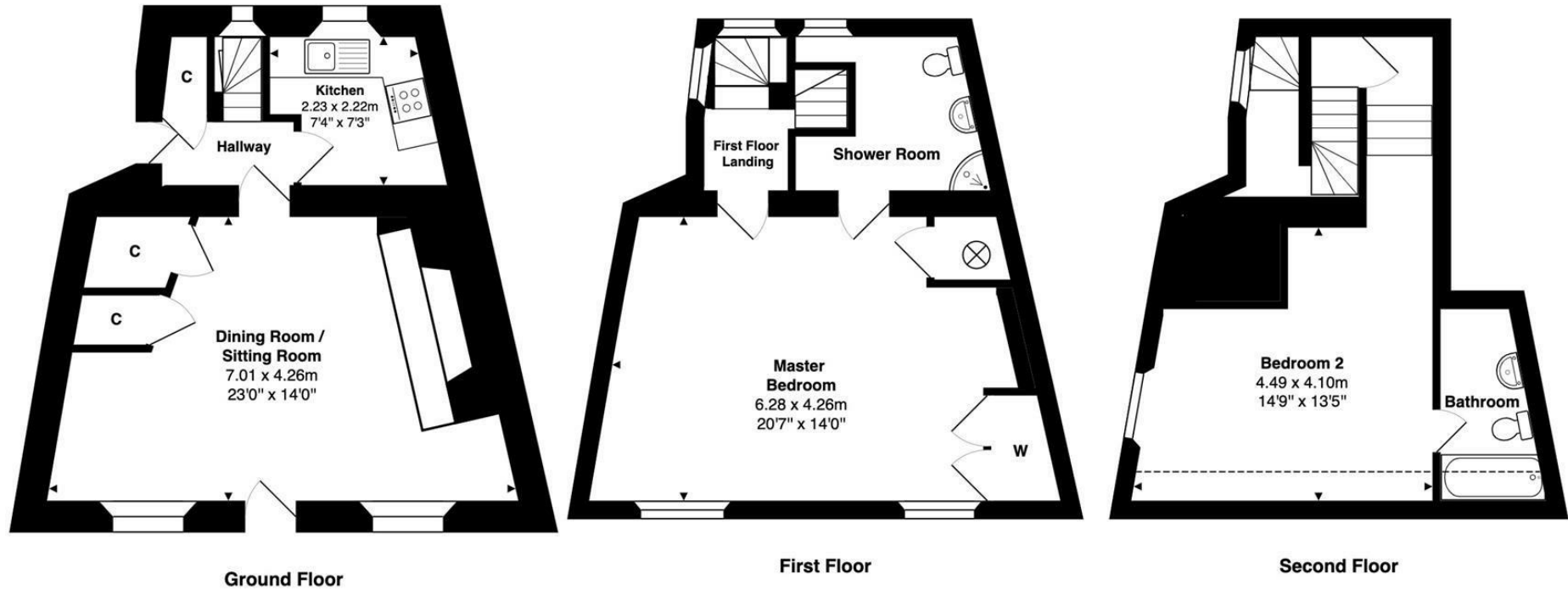
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'C' Rate payable for 2023 / 2024 £1896.32

## DIRECTIONS

From the Burford office of Tayler & Fletcher, proceed in a southerly direction up The Hill, heading towards the A40. Take the second exit onto the Oxford Road/A40. Continue on the A40 for approximately 1 ½ miles. Take the exit off the A40 signposted for Swinbrook. Continue along this road for approximately one mile until reaching the crossroads. At the crossroads, turn right, signposted for Asthall. Follow this road for approximately ½ mile. Upon entering the village, follow the road around to the left, passing St Nicholas Church on your left hand side. You will shortly see The Three Horseshoes on the left hand side with Downham Cottage just past the pub on the same side of the road.



# Floorplan



Approx Gross Internal Area 105.1 m<sup>2</sup> ... 1131 ft<sup>2</sup>

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](http://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.