

established 200 years

# Tayler & Fletcher



Burford House, 39 Oxford Road

Burford, OX18 4NR

**Guide Price £550,000**





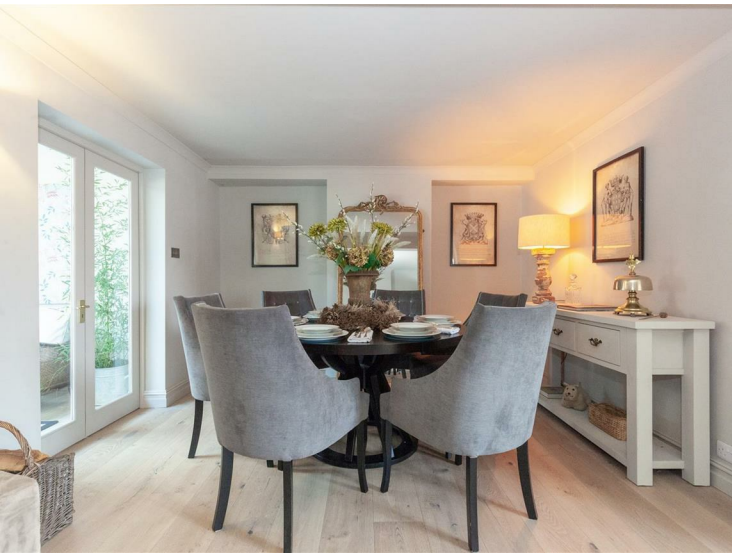




# Burford House, 39 Oxford Road

Burford, OX18 4NR

*A beautifully presented three bedroom semi-detached house with landscaped gardens, garage and off road parking located on the edge of Burford within walking distance to amenities and excellent schooling. No onward chain.*



## LOCATION

Burford House, 39 Oxford Road is situated on the edge 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

Burford House, 39 Oxford Road is a semi-detached house that was built in the 1940s. The property comprises an entrance hallway, sitting room - dining room, kitchen, utility room and garden room downstairs whilst there is the master bedroom, two guest bedrooms and the family bathroom upstairs.

The house sits in the middle of its plot with landscaped gardens on either side with a single garage and off road parking for multiple cars. The property is within walking distance to all amenities and excellent local schooling. It is the first time that the property has come onto the market in over 35 years.

## Approach

Gravelled pathway with step leading to timber framed front door with glazed insert panel and overhead porch to:

## Hallway

Engineered oak flooring. Timber framed door to below stairs storage cupboard. Double glazed window to the front elevation. Timber framed door to:

## Sitting Room - Dining Room

Recessed fireplace with wood burning stove and stone hearth. Engineered oak flooring. Double glazed window to the front elevation. Timber framed double doors with glazed insert panels to the garden room. Timber framed door to:

## Kitchen

Bespoke kitchen with range of built-in cupboards and drawers below. Marble quartz work surfaces. Sink unit with mixer tap and tiled splashback. De Dietrich electric oven and grill. De Dietrich five ring induction hob with extractor above. Miele dishwasher. Fisher & Paykel refrigerator and freezer. Limestone flooring with underfloor heating. Recessed ceiling spotlighting. Double glazed windows with shutters to the front elevation. Timber framed door with glazed insert panel to:

## Utility Room

Range of cupboards. De Dietrich freezer. Limestone flooring with underfloor heating. Double glazed window to the rear elevation. Timber framed doors with glazed insert panels to the front and rear of the property, providing direct access into the garden. Timber framed door to:

## Cloakroom

Low level WC with concealed cistern, wash hand basin with cupboards below. Limestone flooring with underfloor heating. Recessed ceiling spotlighting. Double glazed window to the front elevation. From the kitchen, timber framed double doors with glazed insert panels to:

## Garden Room

Karndean flooring with underfloor heating. Timber framed French doors with glazed insert panels providing direct access into the garden. Recessed ceiling spotlighting. Double glazed windows to the rear and side elevations. Double glazed lantern skylights. From the entrance hallway, stairs with timber balustrade rise to:

## First Floor Landing

Timber framed door to airing cupboard housing the hot water tank. Timber framed door to cupboard. Recessed ceiling spotlighting. Double glazed window with shutters to the front elevation. Timber framed door to:

## Bedroom 2

Double glazed window to the rear elevation. From the first floor landing, timber framed door to:

## Bedroom 3

Timber framed door to built-in wardrobe. Double glazed window to the rear elevation. From the first floor landing, timber framed door to:

## Master Bedroom

Double glazed windows to the rear and side elevations. From the first floor landing, timber framed door to:

## Family Bathroom

Low level WC with concealed cistern, wash hand basin. Roll top bath with shower attachment. Cast iron radiator. Karndean flooring. Recessed ceiling spotlighting. Double glazed window to the side elevation.

## OUTSIDE

Burford House, 39 Oxford Road has well maintained landscaped gardens to both the front and rear of the property. The front garden comprises a gravelled area with raised flower beds and is bordered by a combination of hedging, timber trellis fencing and Cotswold stone walling. Meanwhile, the principal rear garden features an area of lawn bordered by flower beds with mature plants and shrubs. A gravelled pathway leads to a gravelled area towards the end of the garden, which facilitates outside dining and entertaining. The rear garden is bordered by hedging and timber trellis fencing. There is a single garage and private driveway parking enabling off road parking for several cars.

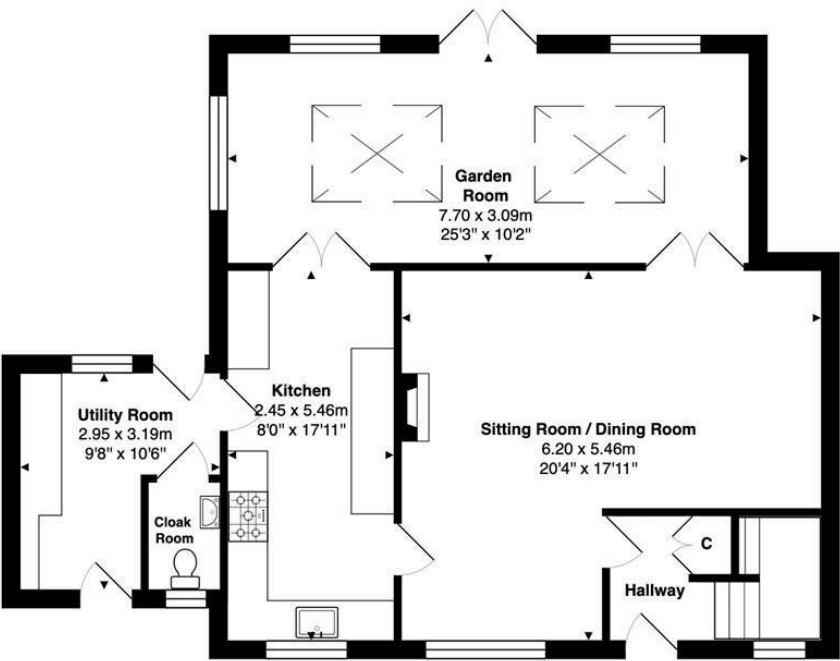
## SERVICES

Mains Electricity, Water and drainage. Electric central heating, Solar water heating.

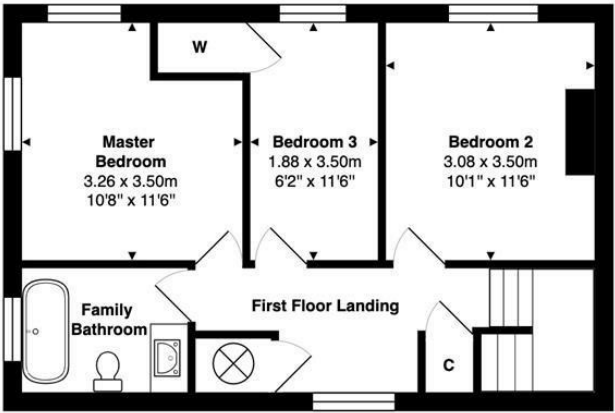
## LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'C' Rate payable for 2024 / 2025 £2064.62

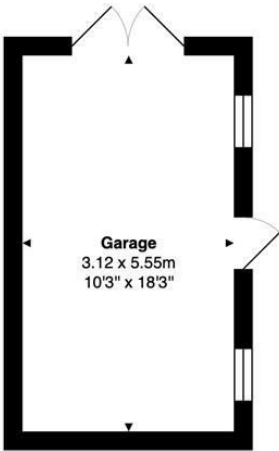




Ground Floor



First Floor



Garage

Approx Gross Internal Area 145.8 m<sup>2</sup> ... 1570 ft<sup>2</sup>

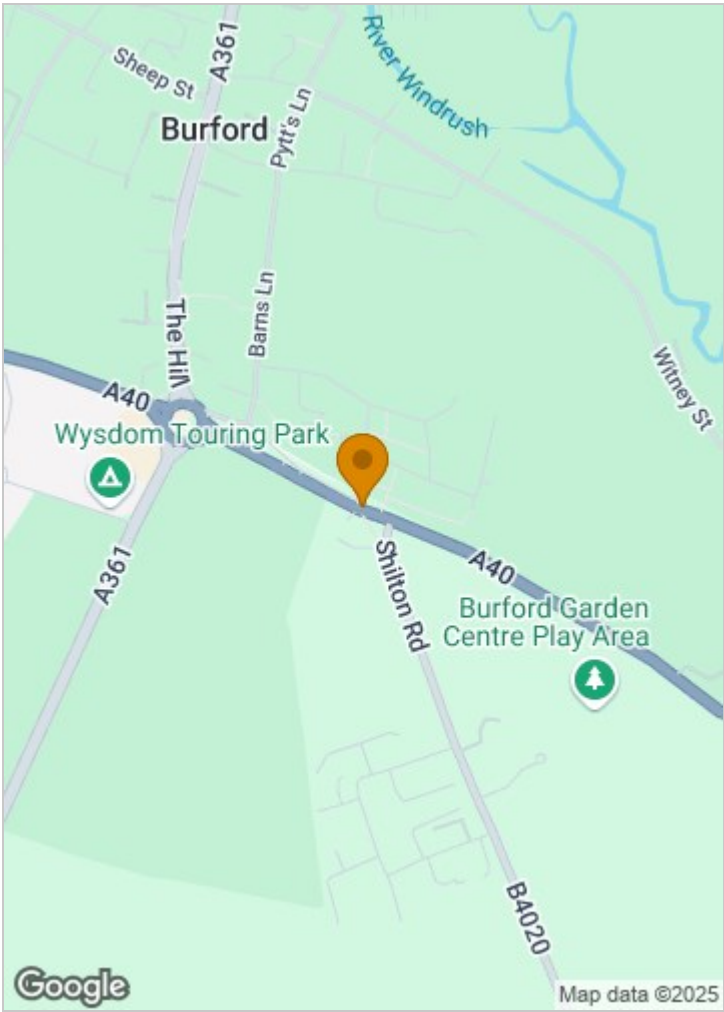
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

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	46	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	