

established 200 years

Tayler & Fletcher



42 Forest Grove
Cotswold Gate, Burford, OX18 4FF
Guide Price £695,000





42 Forest Grove

Cotswold Gate, Burford, OX18 4FF

A light and spacious three bedroom detached Cotswold stone bungalow with private rear garden, garage and driveway parking located in a peaceful position on the edge of Burford close to schools and local amenities.



LOCATION

42 Forest Grove is situated within the exclusive Cotswold Gate development 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, coaching inns and public houses.

Local activities include Burford Golf Club and River Windrush walks, both of which are within walking distance of 42 Forest Grove. Meanwhile, there is a strong community involving the St John the Baptist Church whilst there is an active programme of events taking place through the Warwick Hall.

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 (9 miles), Kemble (22 miles) and Kingham (9 miles) and a comprehensive local bus network.

DESCRIPTION

42 Forest Grove is a light and spacious detached Cotswold stone bungalow located in a quiet peaceful position within the exclusive Cotswold Gate development.

The property comes with a 10 year NHBC Warranty (Valid until 2033).

The property comprises an entrance hallway, kitchen - dining room, sitting room, master bedroom with en suite shower room, two guest bedrooms and a family bathroom. The smaller of the two guest bedrooms would lend itself to a study.

There is a private rear landscaped garden, accessed directly via the French doors from the dining area of the kitchen - dining room, facilitating outside dining and entertaining, together with a garage and driveway parking for multiple cars to the front of the property.

Approach

Paved pathway leads to timber framed front door with glazed insert panels and overhead covered porch to:

Entrance Hallway

Ceramic tiled flooring. Timber framed door to storage cupboard. Double glazed windows to the front elevation. Timber framed door to:

Kitchen - Dining Room

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Silestone work surfaces. Double sink unit with mixer tap and tiled splashback. Two Bosch electric ovens, both with grills, one with a microwave. Bosch induction hob with extractor above. Bosch dishwasher. Refrigerator and freezer. Washing machine/tumble dryer. Ceramic tiled flooring. Recessed ceiling spotlighting. Double glazed windows to the rear elevation. Double glazed French doors providing direct access into the garden. From the entrance hallway, timber framed door to:

Sitting Room

Ceramic tiled flooring. Double glazed windows with shutters to the front elevation. From the entrance hallway, timber framed door to:

Master Bedroom

Ceramic tiled flooring. Timber framed door to storage cupboard. Double glazed windows with shutters to the rear elevation. Timber framed door to:

En Suite Shower Room

Low level WC, wash hand basin. Shower cubicle with overhead shower. Chrome heated towel rail. Part tiled walls. Ceramic tiled flooring. Recessed ceiling spotlighting. Double glazed window to the side elevation. From the entrance hallway, timber framed door to:

Bedroom 2

Ceramic tiled flooring. Bay window with double glazed windows with shutters to the front elevation. From the entrance hallway, timber framed door to:

Bedroom 3 - Study

Ceramic tiled flooring. Double glazed windows with shutters to the front elevation. From the entrance hallway, timber framed door to:

Family Bathroom

Low level WC, wash hand basin. Panelled bath with wall mounted shower and shower attachment. Chrome heated towel rail. Part tiled walls. Ceramic tiled flooring. Recessed ceiling spotlighting. Double glazed window to the side elevation.

OUTSIDE

42 Forest Grove has some garden to the front of the property, which is laid to lawn bordered by shrubs and plants. The principal rear landscaped garden is mainly laid to lawn bordered by timber trellis fencing with an area of patio adjacent to the back of the property which facilitates outside dining and entertaining. There is a garage with wiring for car charging, lighting and additional plug sockets located to the front of the property with driveway parking for multiple vehicles.

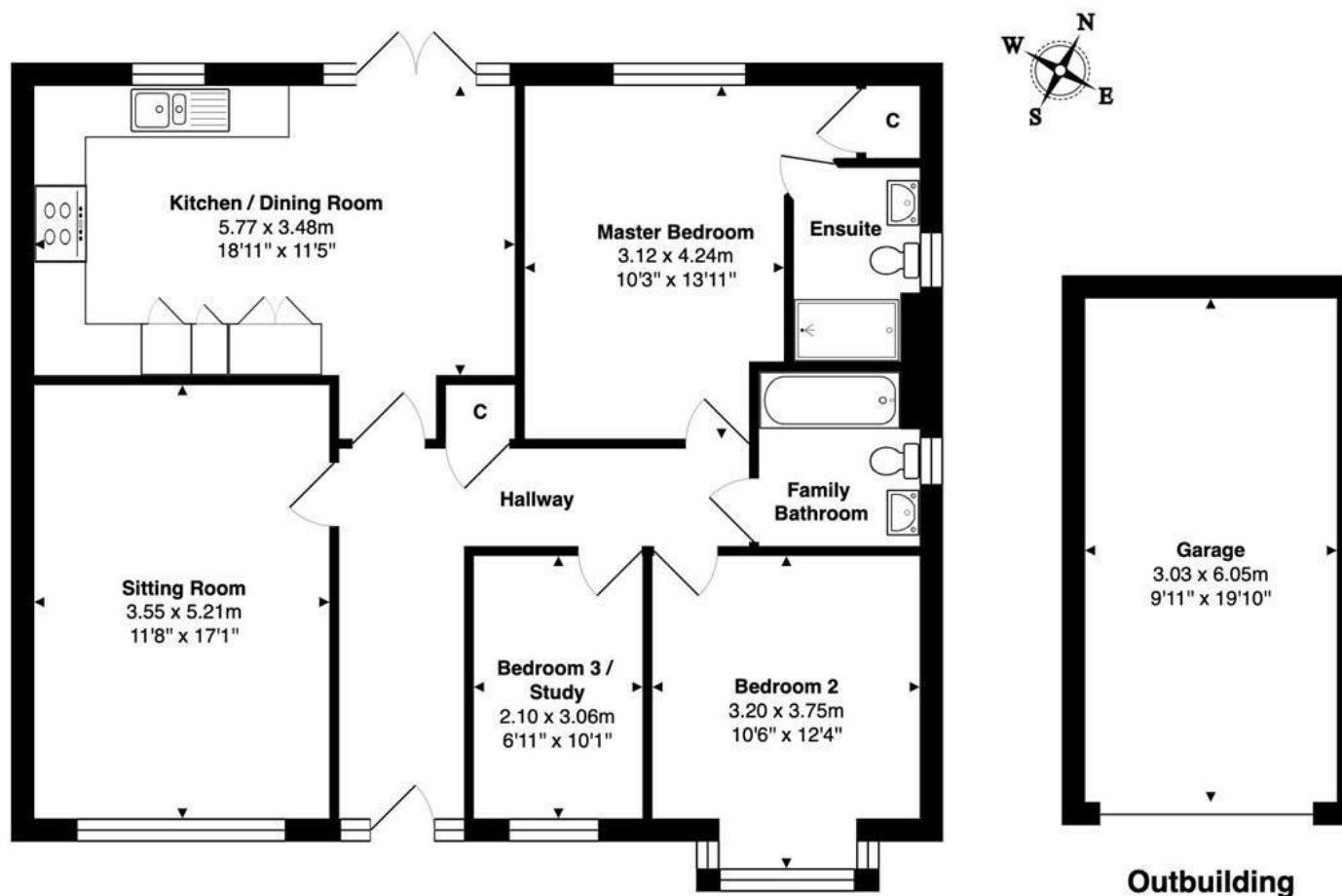
SERVICES

Mains Electricity, Water and drainage. Gas central heating.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'E' Rate payable for 2024 / 2025 £2838.84





Ground Floor

Approximate Gross Internal Area

Bungalow 94.7 m² / 1019 ft²

Garage 18.3 m² / 197 ft²

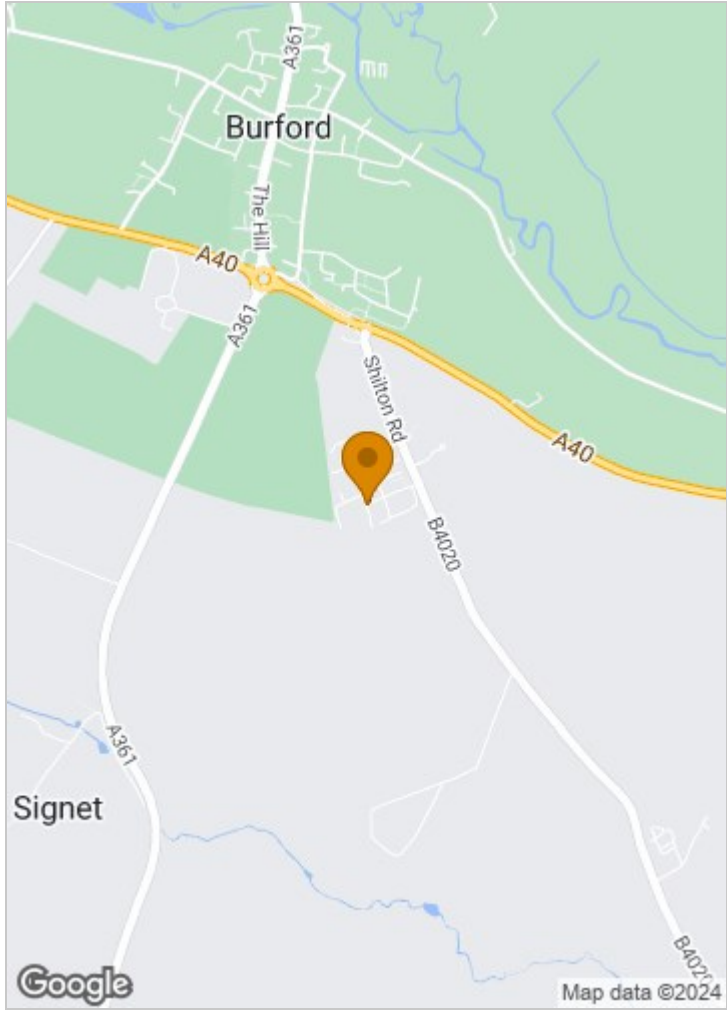
Total 113.0 m² / 1216 ft²

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			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	