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# Taylor & Fletcher



Tanners Cottage, 4 Witney Street

Burford, Oxfordshire, OX18 4SN

**Guide Price £795,000**





# Tanners Cottage, 4 Witney Street

## Burford, Oxfordshire, OX18 4SN

*A light and spacious beautifully presented end terraced three bedroom Grade II Listed period cottage with a private rear walled garden located in the heart of Burford. Good investment opportunity. No onward chain.*



### LOCATION

Tanners Cottage, 4 Witney Street 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. Meanwhile, Soho Farmhouse (13 miles) and Daylesford Organic (11 miles) are nearby.

### DESCRIPTION

Tanners Cottage, 4 Witney Street is a light and spacious beautifully presented end terraced Grade II Listed period cottage that is situated within close walking distance to the local amenities available in Burford.

The property comprises a sitting room, cloakroom, dining room and kitchen downstairs whilst there is the master bedroom with en suite shower area, two guest bedrooms and a family bathroom upstairs. There is a private south and east facing rear walled garden that facilitates outside dining and entertaining. The property would make a superb investment as a second home especially, either for private use or with investment purposes in mind.

### Approach

Paved pathway leading to timber framed front door with glazed insert panel and stone lintel above to:

### Sitting Room

Recessed fireplace with stone hearth. Exposed oak timber beams. Engineered oak timber flooring. Recessed ceiling spotlighting. Double glazed windows with exposed stone to the front and rear elevations. Timber framed door to:

### Cloakroom

With low level WC with standard cistern and wash hand basin. Timber framed door to below stairs storage cupboard. From the sitting room, timber framed French doors with glazed insert panels to:

## Dining Room

Continuation of engineered oak timber flooring. Recessed fireplace with wood burning stove and stone hearth. Exposed stone surround to the fireplace. Exposed oak timber beams. Double glazed windows to the side elevation. Timber framed French doors with glazed insert panels providing direct access into the garden. Proceed through to:

## Kitchen

Modern fitted storage units to the wall and base level with engineered oak timber work surfaces. Sink unit with mixer tap. Hotpoint electric oven and grill. Smeg four ring electric hob with extractor above. Part tiled walls. Refrigerator and freezer. Dishwasher. Space and plumbing for washing machine and tumble dryer. Tile effect flooring. Spotlighting. Velux double glazed windows to the rear elevation. Double glazed window to the side elevation. From the sitting room, stairs with timber balustrade rise to:

## First Floor Landing

Exposed oak timber beams. Exposed stone walls. Timber framed door to:

## Master Bedroom

Vaulted ceiling with exposed oak timber beams. En suite shower area comprising a shower cubicle with part tiled walls and wash basin with tiled splashback, mixer tap and cupboard below. Double glazed windows to the side elevations. From the first floor landing, timber framed door to:

## Bedroom 2

Exposed oak timber beams. Double glazed windows with exposed stone to the front elevation. From the first floor landing, timber framed door to:

## Bedroom 3

Exposed oak timber beams. Double glazed windows with exposed stone to the front and side elevations. Hatch to loft roof space. From the first floor landing, timber framed door to:

## Family Bathroom

Low level WC with standard cistern, wash hand basin with mixer tap and tiled splashback. Panelled bath with wall mounted shower. Part tiled walls. Vinyl flooring. Recessed ceiling spotlighting. Velux double glazed window to the rear elevation.

## OUTSIDE

Tanners Cottage, 4 Witney Street has a low maintenance private south and east facing rear walled garden. There is a gravelled area adjacent to the back of the cottage with paving stones leading towards an area of patio that facilitates outdoor dining and entertaining. Timber framed garden shed. Timber framed door to storage cupboard.

## SERVICES

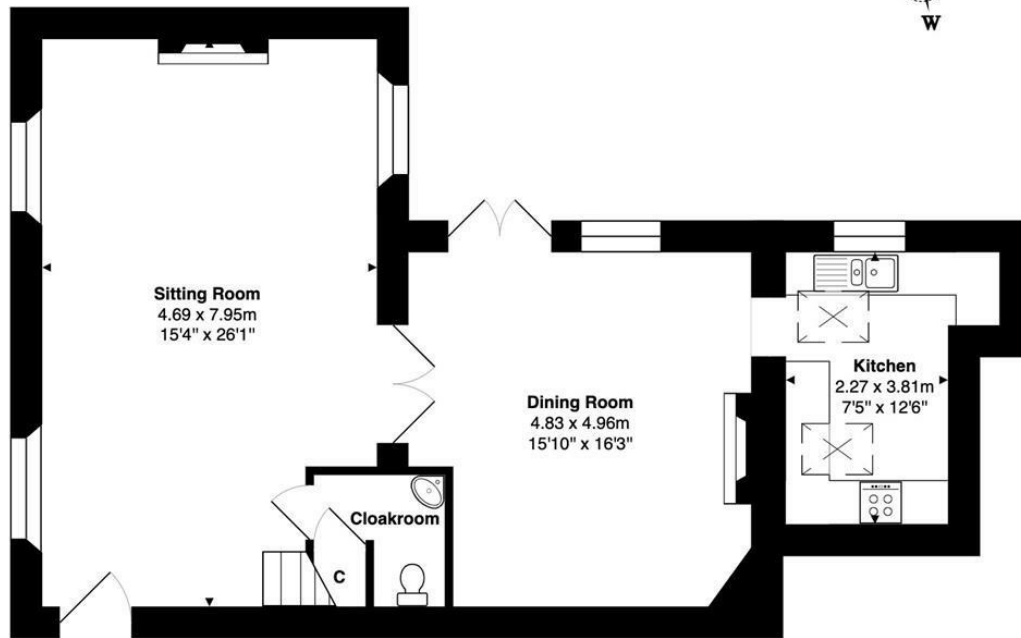
Mains Electricity, Water and drainage. Oil fired central heating,

## LOCAL AUTHORITY / COUNCIL TAX

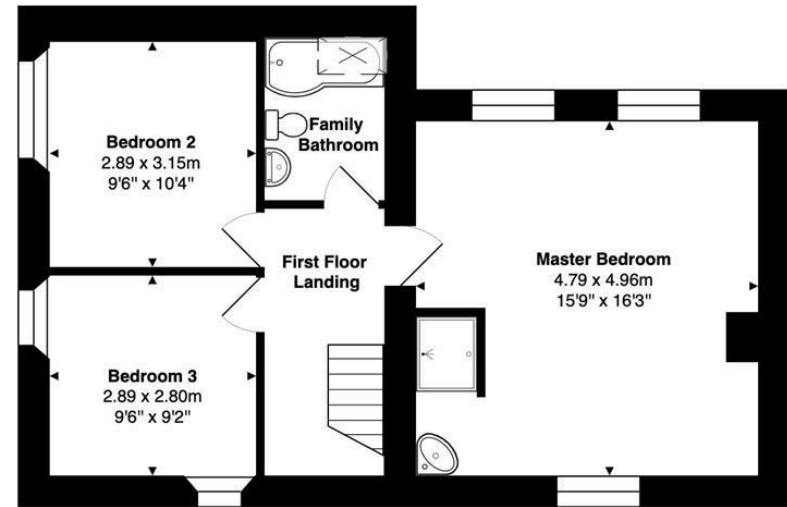
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'G' Rate payable for 2024 / 2025 £3871.15



# Floorplan



**Ground Floor**



**First Floor**

Approx. Gross Internal Area: 124.4 m<sup>2</sup> ... 1339 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.