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# Tayler & Fletcher



**The Coach House**  
3 Witney Street, Burford, OX18 4SN  
**Guide Price £865,000**





# The Coach House

3 Witney Street, Burford, OX18 4SN

*A light and spacious beautifully presented detached three bedroom extended period coach house with a private south west facing walled garden located in the heart of Burford. Good investment opportunity. No chain.*



## LOCATION

The Coach House, 3 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

The Coach House, 3 Witney Street is a light and spacious beautifully presented detached period coach house that is situated within close walking distance to the local amenities available in Burford. The property has undergone an extensive extension undertaken by the current owners.

The property comprises an entrance hall, cloakroom, kitchen - dining area, utility room and sitting room downstairs.

There is the master bedroom with en suite bathroom and guest bedroom with en suite shower room on the first floor and a third bedroom with en suite shower room on the second floor. There is a private and well maintained south west facing walled garden that facilitates outside dining and entertaining with an outdoor shed that could be converted into a studio - office.

The property has an established history of successful holiday lettings and would therefore offer an excellent investment opportunity with the potential to be sold as a going concern with bookings scheduled through the summer and autumn of 2024.

## Approach

Paved pathway leading to timber framed front door with double glazed insert panels to:

## Entrance Hall

Oak timber flooring. Exposed oak timber beams. Recessed ceiling spotlighting. Timber framed door to storage cupboard. Timber framed door to:

## Cloakroom

With low level WC with standard cistern and wash hand basin with mixer tap and tiled splashback. Oak timber flooring. Recessed ceiling spotlighting. From the entrance hall, timber framed door with glazed insert panels to:

## Kitchen - Dining Area

Modern fitted storage units to the wall and base level with marble work surfaces. Belfast sink unit with mixer tap. Bosch electric oven and grill. Bosch four ring electric induction hob with extractor above. Baumatic microwave. Zanussi refrigerator and freezer. Bosch dishwasher. Part tiled walls. Oak timber flooring. Recessed ceiling spotlighting. Timber framed doors with double glazed insert panels providing direct access into the garden. Roof lantern with double glazed windows. Double glazed windows to the side elevation. Timber framed door with glazed insert panels to:

### Utility Room

Continuation of oak timber flooring. Fitted storage units to the wall and base level. Rangemaster sink unit with mixer tap and tiled splashback. Space and plumbing for washing machine and tumble dryer. Recessed ceiling spotlighting. Double glazed window to the side elevation. From the entrance hall, timber framed door to:

### Sitting Room

Recessed fireplace with freestanding electric fire and stone hearth. Exposed stone walls. Exposed oak timber beams. Recessed ceiling spotlighting. Timber framed doors with double glazed insert panels providing direct access into the garden. Double glazed windows to the front and side elevations. From the entrance hall, stairs with timber balustrade rise to:

### First Floor Landing

Exposed oak timber beams. Recessed ceiling spotlighting. Timber framed door to:

### Master Bedroom

Built-in wardrobes. Exposed oak timber beams. Exposed stone walls. Recessed ceiling spotlighting. Double glazed windows to the front and side elevations. Timber framed door to:

### En Suite Bathroom

Low level WC with standard cistern, wash hand basin with mixer tap, tiled splashback and cupboard below. Wall mounted vanity cupboard. Panelled bath with shower attachment. Shower cubicle with overhead rain effect shower. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed windows to the side elevation. From the first floor landing, timber framed door to:

### Bedroom 2

Hatch to loft roof space. Recessed ceiling spotlighting. Double glazed windows to the side elevation. Timber framed door to:

### En Suite Shower Room

Low level WC with standard cistern, wash hand basin with mixer tap, tiled splashback and cupboard below. Wall mounted vanity cupboard. Shower cubicle with overhead rain effect shower. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed window to the side elevation. From the first floor landing, stairs with timber balustrade rise to:

### Second Floor Landing

Exposed oak timber beams. Storage cupboard. Recessed ceiling spotlighting. Velux double glazed window to the rear elevation. Timber framed door to:

### Bedroom 3

Vaulted ceiling with exposed oak timber beams. Eaves storage cupboards. Built-in wardrobe. Recessed ceiling spotlighting. Double glazed windows to the front elevation. Timber framed door to:

### En Suite Shower Room

Low level WC with standard cistern, wash hand basin with mixer tap, tiled splashback and cupboard below. Shower cubicle with overhead rain effect shower. Part tiled walls. Tiled flooring. Exposed oak timber beams. Recessed ceiling spotlighting. Double glazed windows to the front elevation.

### OUTSIDE

The Coach House, 3 Witney Street has a private south west facing walled garden. There is a paved patio area adjacent to the house with steps rising to a raised area of lawn bordered by mature shrubs and plants and Cotswold stone walling. Cotswold stone shed with the potential to convert into a studio - office. The garden is set up to provide outdoor dining and entertaining with a table and chairs on the raised area of lawn.

### SERVICES

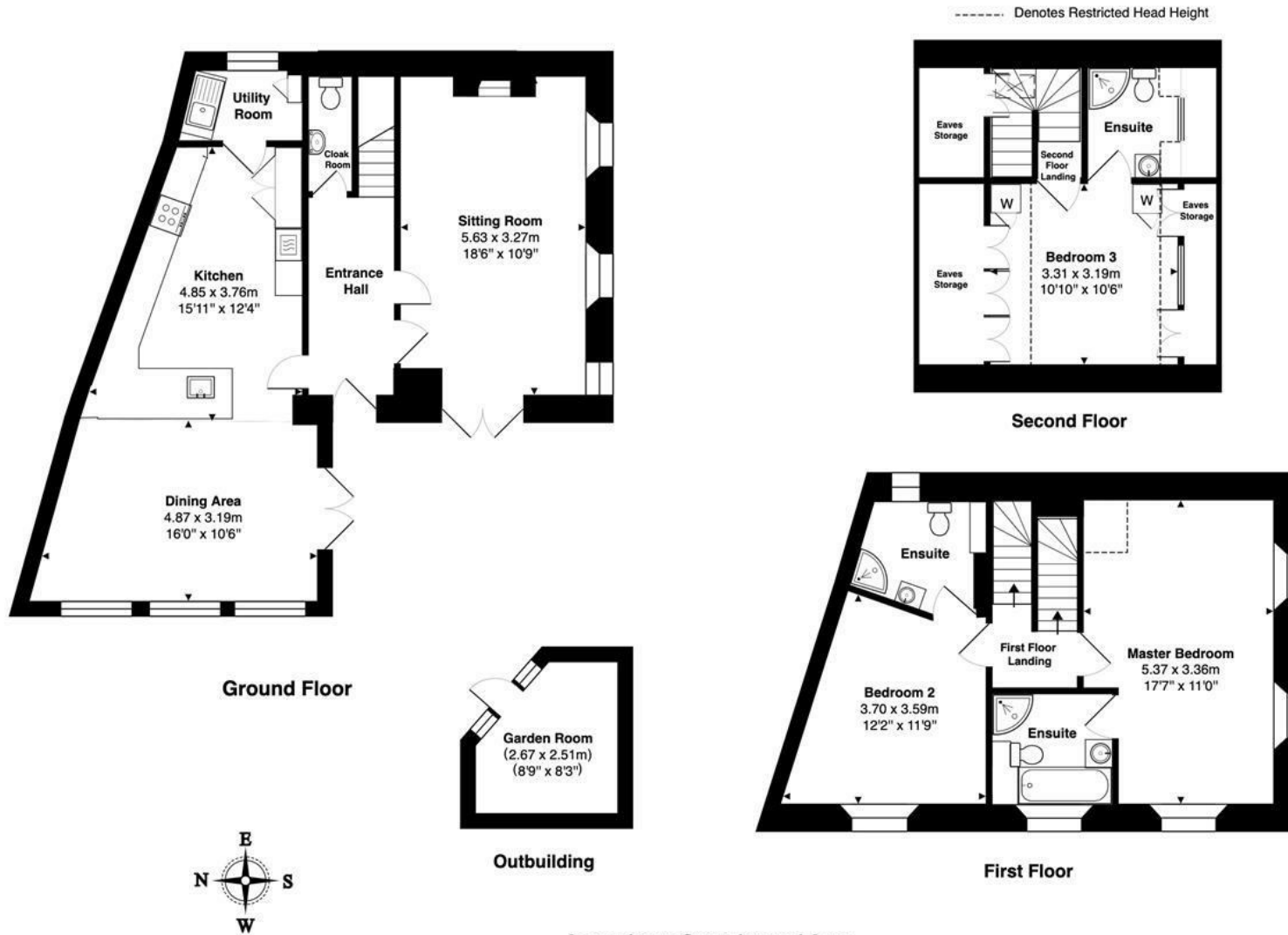
Mains Electricity, Water and drainage. Electric central heating. Broadband available.

### LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'D' Rate payable for 2024 / 2025 £2322.69



# Floorplan



## Approximate Gross Internal Area

Main House 121.6 m<sup>2</sup> / 1309 ft<sup>2</sup>

Outbuilding 5.7 m<sup>2</sup> / 62 ft<sup>2</sup>

Total 127.3 m<sup>2</sup> / 1371 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			78
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	