

established 200 years

Taylor & Fletcher



2 Burford Hill Mews
Burford, OX18 4AR
Guide Price £575,000





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A light and spacious terraced three bedroom house with a private west facing garden backing onto the Recreation Ground with allocated parking located in Burford close to excellent schooling and amenities.



LOCATION

2 Burford Hill Mews is situated in 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

2 Burford Hill Mews is a terraced house that is located within walking distance to Burford School and the local amenities within Burford.

The property comprises an entrance hall, cloakroom, sitting room - dining area and kitchen downstairs. There are two double bedrooms upstairs on the first floor, one of which has an en suite shower room, together with a family bathroom. The master bedroom with en suite shower room is located on the second floor. There is a private rear west facing garden with direct access into the Recreation Ground. The property comes with two allocated parking spaces located to the front of the house.

Approach

Paved pathway leading to oak timber framed front door with glazed insert panel to:

Entrance Hall

Oak timber flooring with underfloor heating. Recessed ceiling spotlighting. Oak timber framed door to:

Cloakroom

Low level WC with concealed cistern, wash hand basin with tiled splashback. Oak timber flooring with underfloor heating. Recessed ceiling spotlighting. Double glazed window to the front elevation. From the entrance hall, oak timber framed door to:

Sitting Room - Dining Area

Oak timber flooring with underfloor heating. Timber framed doors to below stairs storage cupboards. Recessed ceiling spotlighting. French doors with double glazed insert panels providing direct access into the garden. Double glazed windows to the rear elevation. Dining area facilitating dining table and chairs. Oak timber framed sliding doors to:

Kitchen

Fitted kitchen with range of built-in cupboards and drawers below. Oak timber work surfaces. Stainless steel sink unit with mixer tap and splashback. Bosch electric oven and grill with Bosch microwave above. Bosch four ring induction hob with extractor above. Siemens dishwasher. Refrigerator and freezer. Oak timber flooring with underfloor heating. Recessed ceiling spotlighting. Double glazed windows with oak timber window seat to the front elevation. From the entrance hall, stairs with timber balustrade rise to:

First Floor Landing

Oak timber door to airing cupboard housing the hot water tank. Oak timber framed door to:

Bedroom 3

Built-in wardrobes. Double glazed windows to the front elevation. From the first floor landing, oak timber framed door to:

Family Bathroom

Low level WC with concealed cistern, wash hand basin with tiled splashback. Panelled bath with shower attachment. Chrome heated towel rail. Tiled walls. Oak timber flooring. Recessed ceiling spotlighting. Double glazed window to the front elevation. From the first floor landing, oak timber framed door to:

Bedroom 2

Built-in wardrobes. Recessed ceiling spotlighting. Double glazed windows to the rear elevation. Oak timber framed door to:

En Suite Shower Room

Low level WC with concealed cistern, wash hand basin with tiled splashback. Shower cubicle with overhead shower. Chrome heated towel rail. Tiled walls. Oak timber flooring. Recessed ceiling spotlighting. Double glazed window to the rear elevation. From the first floor landing, stairs with timber balustrade rise to second floor landing area with oak timber framed door to:

Master Bedroom

Built-in wardrobes. Timber framed door to eaves storage space. Double glazed windows to the front and rear elevations. Oak timber framed door to:

En Suite Shower Room

Low level WC with concealed cistern, wash hand basin with tiled splashback and storage space below. Shower cubicle with overhead shower. Chrome heated towel rail. Tiled walls. Oak timber flooring. Recessed ceiling spotlighting. Double glazed roof light manufactured window to the front elevation.

OUTSIDE

2 Burford Hill Mews has a private rear west facing garden. The garden is low maintenance featuring raised oak sleeper beds, paved pathway, patio and gravelled areas, bordered by mature plants, shrubs and hedging with timber trellis fencing. The garden is set-up for outside dining and entertaining with space for table and chairs. Timber garden shed. Timber framed gate providing direct access into the Recreation Ground at the far end of the garden. There are some mature shrubs and plants to the front of the house. The property comes with two allocated parking spaces located to the front of the house.

SERVICES

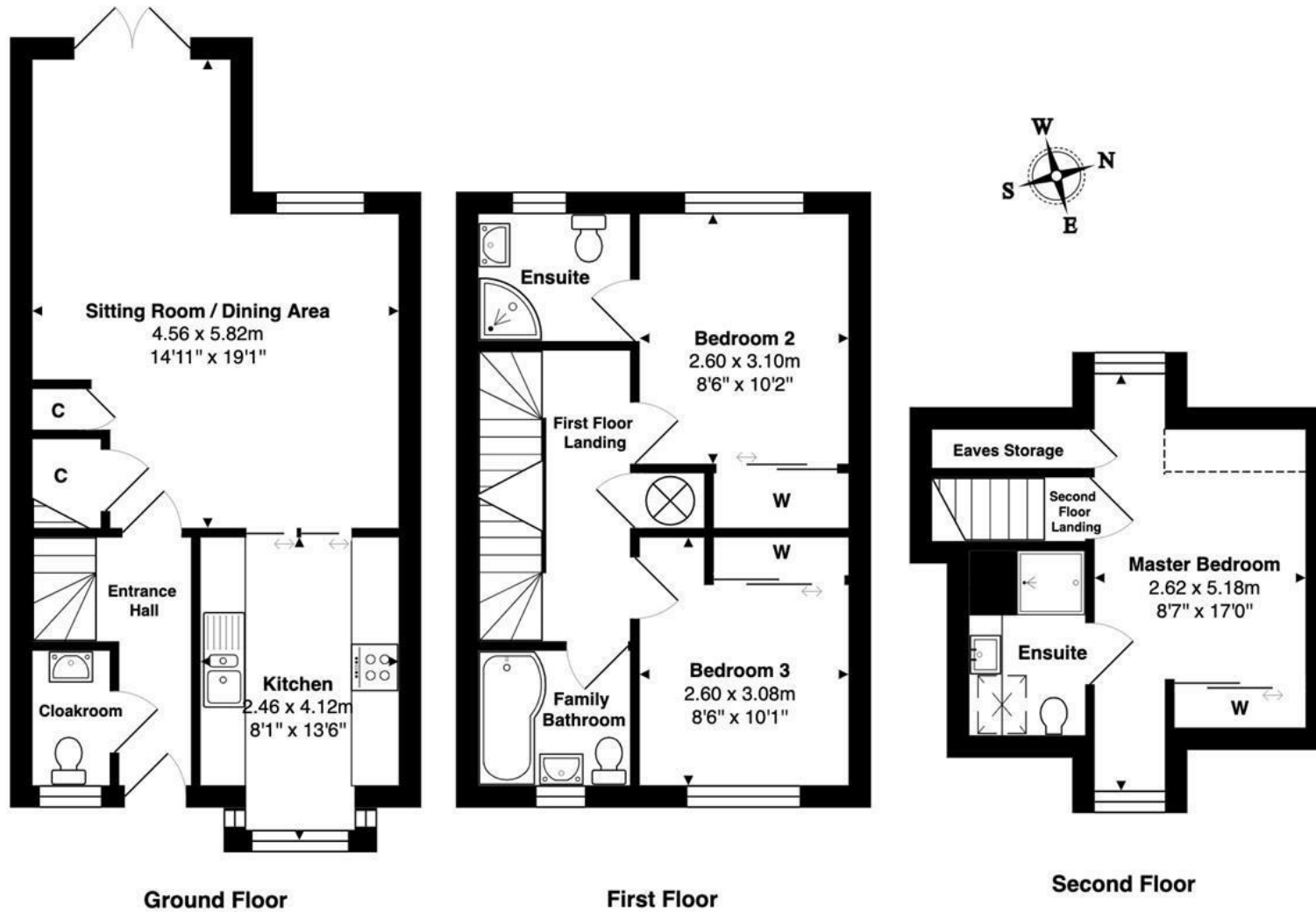
Mains electricity, water and drainage. Air source heat pump electric central heating and hot water with underfloor heating to the whole ground floor and radiators to both upper floors.

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



Ground Floor

First Floor

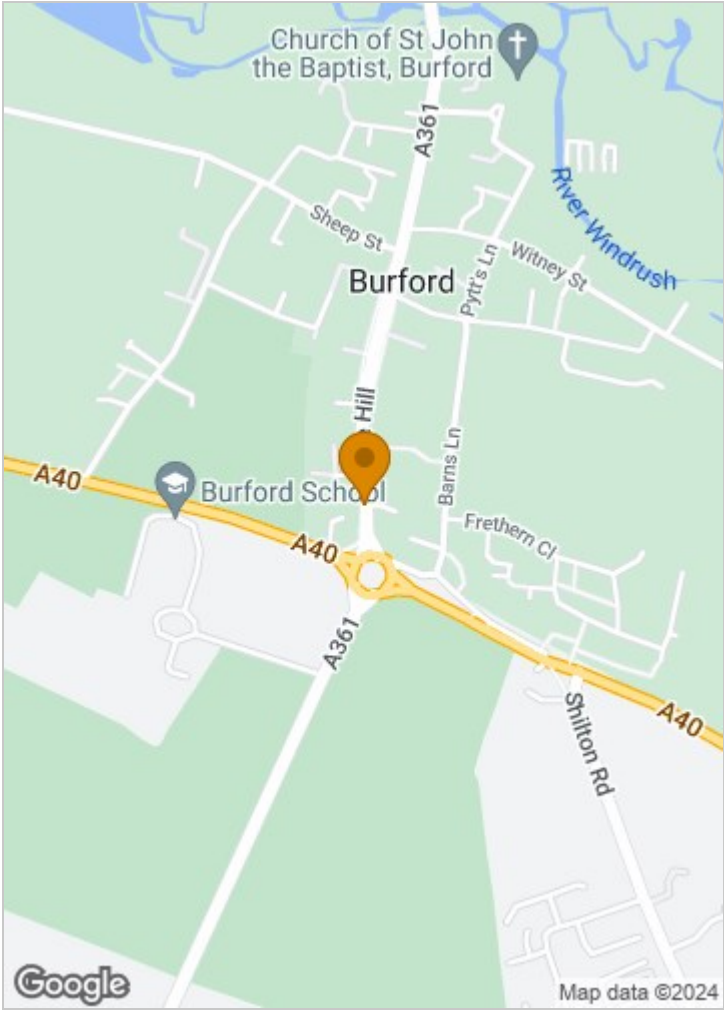
Second Floor

Approx Gross Internal Area 92.1 m² ... 992 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

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			84
(69-80) C		71	
(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	