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Tayler & Fletcher



Old Beams, 145 The Hill
Burford, OX18 4RE
Guide Price £549,000





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A charming and beautifully presented terraced two bedroom Grade II Listed period cottage that has undergone an extensive renovation by the current owners with courtyard garden located in the heart of Burford.



LOCATION

Old Beams, 145 The Hill 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

Old Beams, 145 The Hill is a charming and beautifully presented 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 and kitchen - diner downstairs with the master bedroom, guest bedroom and family bathroom upstairs. There is also a basement cellar which could facilitate a study plus a rear east facing courtyard garden. The property has undergone an extensive renovation over the past year by the current owners and offers an excellent investment opportunity being sold with no onward chain.

Approach

Oak timber door off The Hill to shared passageway leading to uPVC front door with glazed insert panels to:

Sitting Room

Exposed oak timber beams. Panelled walls. Recessed fireplace with electric wood effect fire with oak beam above and exposed stone surround and hearth. Double glazed windows to the front elevation. Stairs descend to:

Basement Cellar - Study

Exposed stone walls and exposed timber beams. Built-in cupboards. From the sitting room, proceed through to:

Kitchen - Diner

Fitted kitchen with range of wall mounted cupboards. Quartz work surfaces with drawers below. Belfast sink unit with mixer tap and tiled splashback. Bosch electric oven and grill. Bosch four ring electric hob with extractor above. Refrigerator and freezer. Dishwasher. Integrated combined washing machine and tumble dryer. Terracotta tiled flooring. Recessed ceiling spotlighting. Double glazed windows to the side elevation. Built-in seating area facilitating dining within the kitchen. Stairs with timber balustrade rise to:

First Floor Landing

Exposed oak timber beams. Timber framed door to airing cupboard housing the hot water tank. Timber framed door to:

Master Bedroom

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

Bedroom 2

Built-in cupboard shelves. Panelled walls. Hatch to loft roof space. Double glazed windows to the side elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with concealed cistern, wash hand basin with mixer tap. Roll top bath with ceiling mounted overhead shower. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed window to the rear elevation.

OUTSIDE

Old Beams, 145 The Hill has an east facing rear courtyard garden that is bordered by Cotswold stone walling and wicker fencing. This area provides space for outside dining and entertaining adjacent to the cottage. There is a right of access for the immediate neighbour via a timber framed gate.

SERVICES

Mains electricity, water and drainage. Electric central heating,

LOCAL AUTHORITY

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000

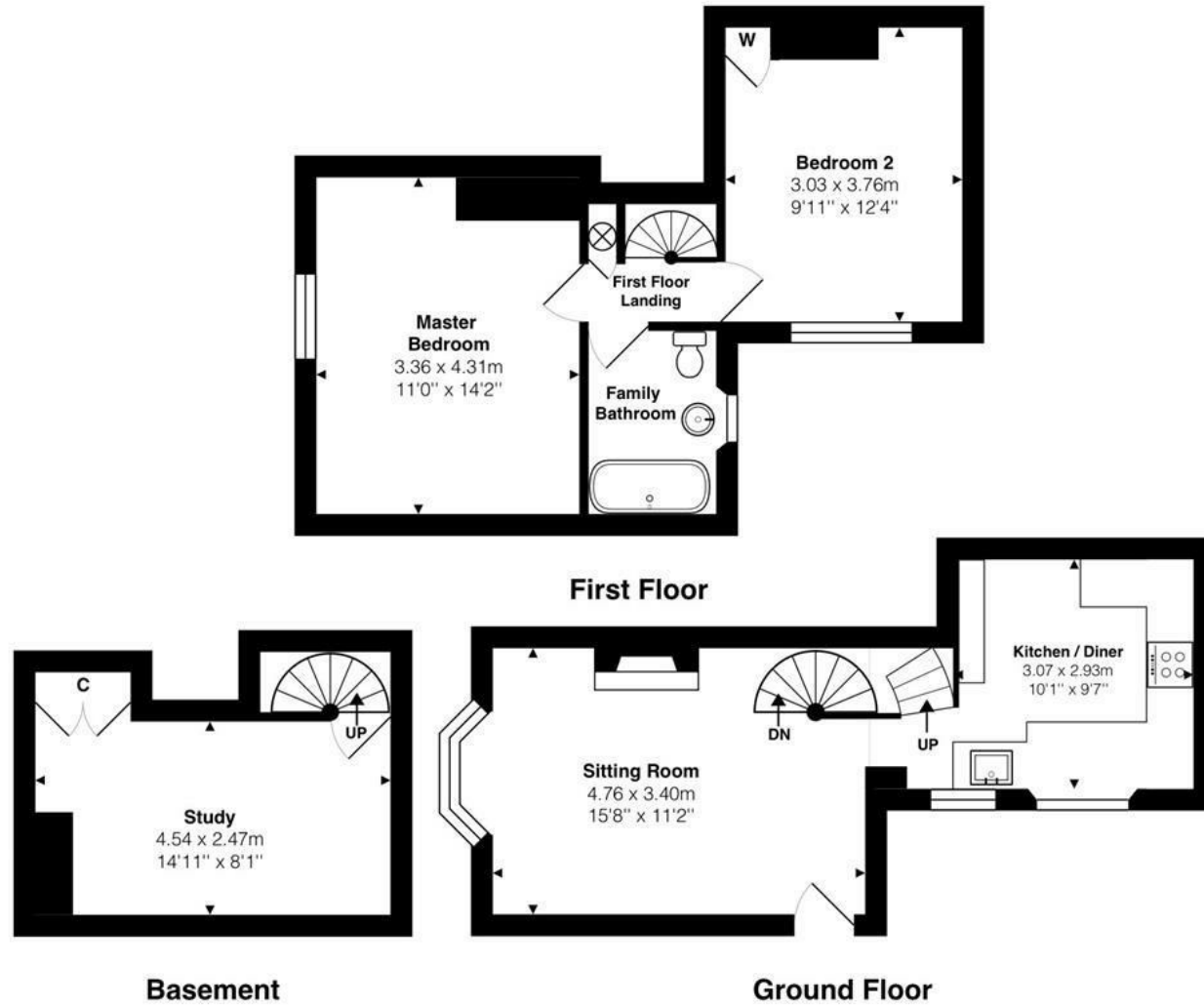
COUNCIL TAX

Band 'D' Rate payable for 2024 / 2025 £2322.69

DIRECTIONS

From the Burford office, proceed in a southerly direction up The Hill. You will shortly see Old Beams, 145 The Hill located on the left hand side half way up The Hill.





Approx. Gross Internal Area: 74.1 m² ... 798 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.