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# Taylor & Fletcher



Southwolds

22 Tanners Lane, Burford, Oxfordshire, OX18 4NB

**Guide Price £1,100,000**









# Southwolds

## 22 Tanners Lane, Burford, Oxfordshire, OX18 4NB

*A detached three bedroom house with a private garden offering far reaching views, garage and off road parking for multiple cars in a peaceful setting within the heart of Burford close to all amenities and schooling.*



### LOCATION

Southwolds, 22 Tanners Lane 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

Southwolds, 22 Tanners Lane is a light and spacious detached house that is situated in a quiet peaceful setting in the heart of the town within close walking distance to the local amenities and excellent schooling available in Burford.

The property comprises an entrance hallway, sitting room, kitchen - diner, dining room, utility room, cloakroom and conservatory downstairs. There is a study, two guest bedrooms, a shower room and the master bedroom with en suite bathroom upstairs.

There is a private garden to the rear of the house with exceptional far reaching views across Burford. There is a garage located to the side of the house and a front driveway providing off road parking for multiple cars.

It is the first time that Southwolds, 22 Tanners Lane has come onto the market in 17 years since last selling in 2007.

### Approach

Gravelled driveway leads to timber framed front door with glazed insert panels to:

### Entrance Hallway

Tiled flooring. Timber framed door to:

### Sitting Room

Recessed fireplace with wood burning stove and stone hearth. Timber framed door to storage cupboard. Parquet flooring. Double glazed windows to the side elevations. Bay window with double glazed windows to the front elevation. From the entrance hallway, timber framed door to:

### **Kitchen - Diner**

Fitted kitchen with range of built-in cupboards and drawers below. Granite work surfaces. Sink unit with mixer tap and splashback. Oil fired Aga. Zanussi refrigerator and freezer. Miele dishwasher. Tiled flooring. Recessed ceiling spotlighting. Timber framed door to cupboard housing the oil fired central heating boiler. Double glazed windows to the side elevation. Timber framed door with glazed insert panels providing direct access to the side passageway. Proceed through to:

### **Dining Room**

Tiled flooring. Double glazed windows to the side elevation. Timber framed door to:

### **Utility Room**

Tiled flooring. Double glazed window to the side elevation. Timber framed door to:

### **Cloakroom**

With low level WC with standard cistern. Wash hand basin with mixer tap and tiled splashback. Tiled flooring. Double glazed window to the rear elevation. From the dining room, timber framed doors with glazed insert panels to:

### **Conservatory**

Exposed stone wall. Dwarf walls. Double glazed windows to the rear and side elevations. Translucent roof. Timber framed door with glazed insert panels providing direct access into the garden. From the entrance hallway, stairs with timber balustrade rise to:

### **First Floor Landing**

Timber framed door to airing cupboard housing the hot water tank. Hatch to loft roof space. Double glazed window to the side elevation. Timber framed door to:

### **Study**

Double glazed windows to the front elevation. From the first floor landing, timber framed door to:

### **Bedroom 3**

Built-in wardrobe. Double glazed windows to the front and side elevations. From the first floor landing, timber framed door to:

### **Bedroom 2**

Built-in wardrobe. Double glazed windows to the side elevation. From the first floor landing, timber framed door to:

### **Shower Room**

Low level WC with standard cistern. Wash hand basin with mixer tap and cupboard below. Shower cubicle with wall mounted shower. Part tiled walls. Vinyl flooring. Recessed ceiling spotlighting. Double glazed window to the side elevation. From the first floor landing, timber framed door to:

### **Master Bedroom**

Built-in wardrobe. Hatch to loft roof space. Double glazed windows to the rear and side elevations. The rear windows have commanding views down The Hill to Burford Church and across the valley to the fields beyond. Timber framed door to:

### **En Suite Bathroom**

Low level WC with concealed cistern. Wash hand basin with mixer tap and tiled splashback. Bath with shower attachment. Wall mounted vanity cupboard. Heated towel rail. Part tiled walls. Vinyl flooring. Recessed ceiling spotlighting. Velux double glazed window to the side elevation.

### **OUTSIDE**

Southwolds, 22 Tanners Lane has a private garden to the rear of the house with exceptional far-reaching views. There is a raised wooden decking adjacent to the back of the house which facilitates outside dining and entertaining, which leads to an area of lawn with mature shrubs and plants bordered by fencing and hedging. There is a paved pathway to one side of the house which leads to a wooden walkway down to the garden. On the other side of the house there is a single garage. There is off road parking for multiple cars on the front driveway with the Recreation Ground easily accessible across the lane offering valuable amenity space for all ages.

### **SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

### **LOCAL AUTHORITY / COUNCIL TAX**

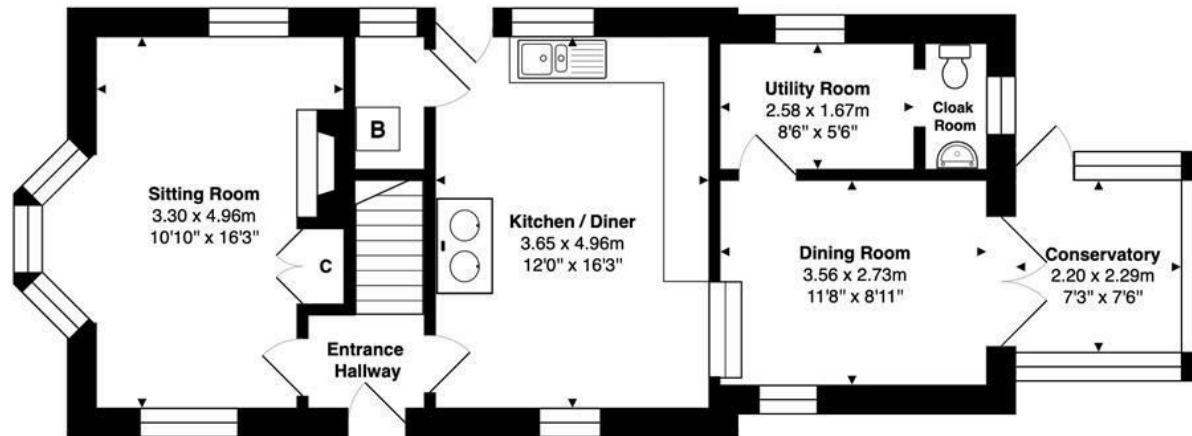
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'F' Rate payable for 2024 / 2025 £3355.00



# Floorplan



First Floor



Ground Floor

## Approximate Gross Internal Area

123.0 m<sup>2</sup> ... 1324 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 purpose only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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