

established 200 years

Taylor & Fletcher



2 Castle Yard
Guildenford, Burford, OX18 4SB
Guide Price £799,000





2 Castle Yard

Guilford, Burford, OX18 4SB

A light and spacious link-detached four bedroom house requiring some modernising with private south facing walled garden, garage and parking for a couple of cars in a peaceful setting within the heart of Burford.



LOCATION

2 Castle Yard 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

2 Castle Yard is a light and spacious link-detached house that was built in the early 1990s. It is situated in a quiet peaceful setting within close walking distance to the local amenities available in Burford.

The property comprises an entrance hallway, cloakroom, kitchen - dining room, utility room, sitting room, garden room, bedroom with en suite bathroom downstairs. There is the master bedroom with en suite bathroom, two further bedrooms and a family bathroom upstairs. There is a private rear south facing walled garden, integrated single garage and parking for a couple of cars. The property is in need of some modernisation with this being the first time it has come onto the market in 18 years.

Approach

Tarmac driveway. Step leading to timber framed front door to:

Entrance Hallway

Timber framed door to storage cupboard. Timber framed door to below stairs storage cupboard. Timber framed door to:

Cloakroom

With low level WC with standard cistern and wash hand basin with tiled splashback. Single glazed window to the front elevation. From the entrance hallway, oak timber framed doors with glazed insert panels to:

Kitchen - Dining Room

Fitted storage units to the wall and base level with timber work surfaces. Sink unit with mixer tap and tiled splashback. Oil fired Aga with extractor above. Bosch dishwasher. Vinyl wood effect flooring. Single glazed windows to the front and side elevations. Timber framed door with glazed insert panel to:

Utility Room

Tiled flooring. Translucent roof. Single glazed window to rear elevation. Timber framed doors to the front and rear elevation. From the entrance hallway, timber framed door to:

Sitting Room

Recessed fireplace with open fire, stone surround and hearth. Single glazed windows to the rear and side elevations. French doors with glazed insert panels to:

Garden Room

Tiled flagstone flooring. Exposed stone walling. Glazed roof. Single glazed windows with dwarf walling to the rear and side elevations. Timber framed door with glazed insert panels providing direct access into the garden. From the entrance hallway, timber framed door to:

Bedroom 4

Timber framed door to built-in wardrobe. Single glazed window to the rear elevation. Timber framed door with glazed insert panel providing direct access into the garden. Timber framed door to:

En Suite Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback. Panelled bath with overhead shower and shower attachment. Single glazed window to the front elevation. From the entrance hallway, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to airing cupboard housing the hot water tank. Timber framed door to extensive eaves storage area. Velux double glazed window to the side elevation. Timber framed door to:

Master Bedroom

Recessed fireplace with stone surround and hearth. Single glazed windows to the rear and side elevations. Timber framed door to:

En Suite Bathroom

Low level WC with standard cistern, wash hand basin and cupboard below. Panelled bath with overhead shower. Part tiled walls. Velux double glazed windows to the side elevation. From the first floor landing, timber framed door to:

Bedroom 2

Single glazed windows to the side elevation. From the first floor landing, timber framed door to:

Bedroom 3

Single glazed windows to the side elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback. Roll top bath with shower attachment. Part tiled walls. Timber framed door to storage cupboard. Single glazed windows to the side elevation.

OUTSIDE

2 Castle Yard has a private rear south facing walled garden, which is paved and features a range of mature shrubs and plants bordered by Cotswold stone walling and leylandii hedging. Timber framed door providing access into the integrated single garage. Timber framed door to the side passageway, providing direct access to the front of the property. There is an area of parking to the front of the house providing parking for a couple of cars.

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 'D' Rate payable for 2024 / 2025 £2322.69

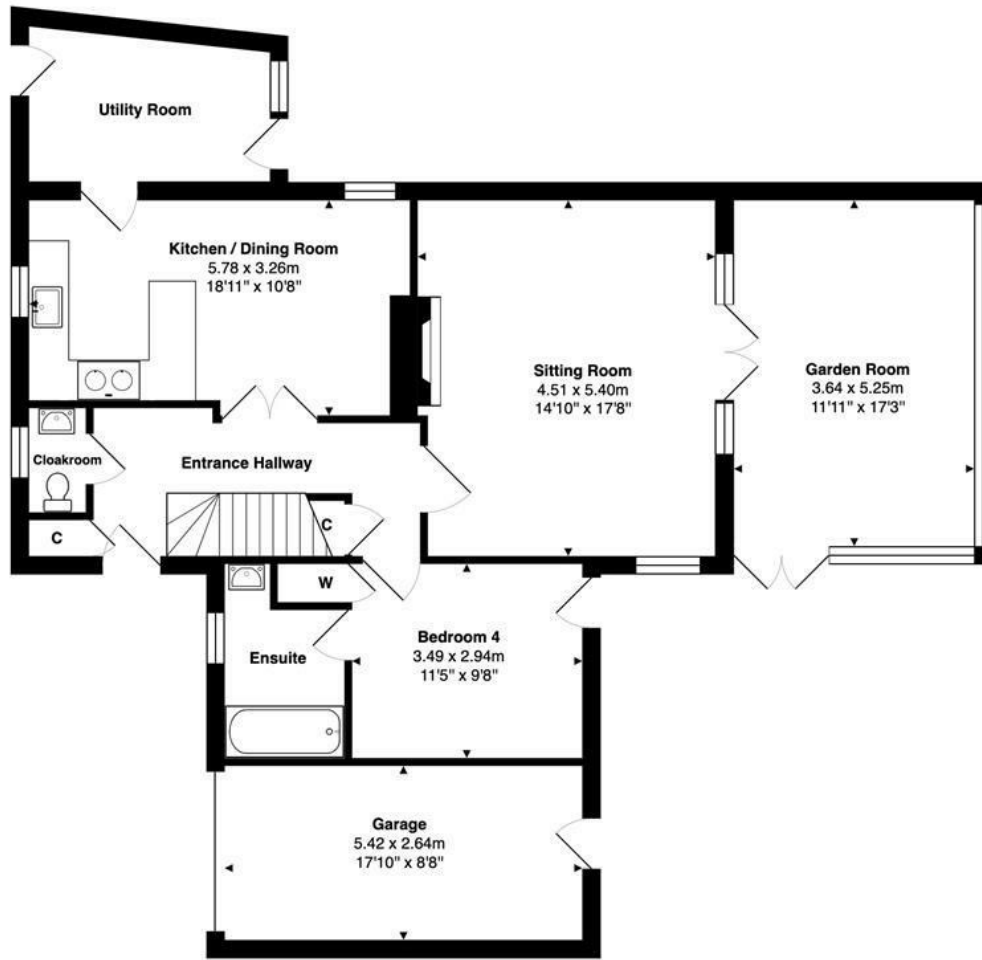
AGENTS NOTE

Potential purchaser of this property has an option to purchase a small strip of land located to the front and side of the property. Price on Application.

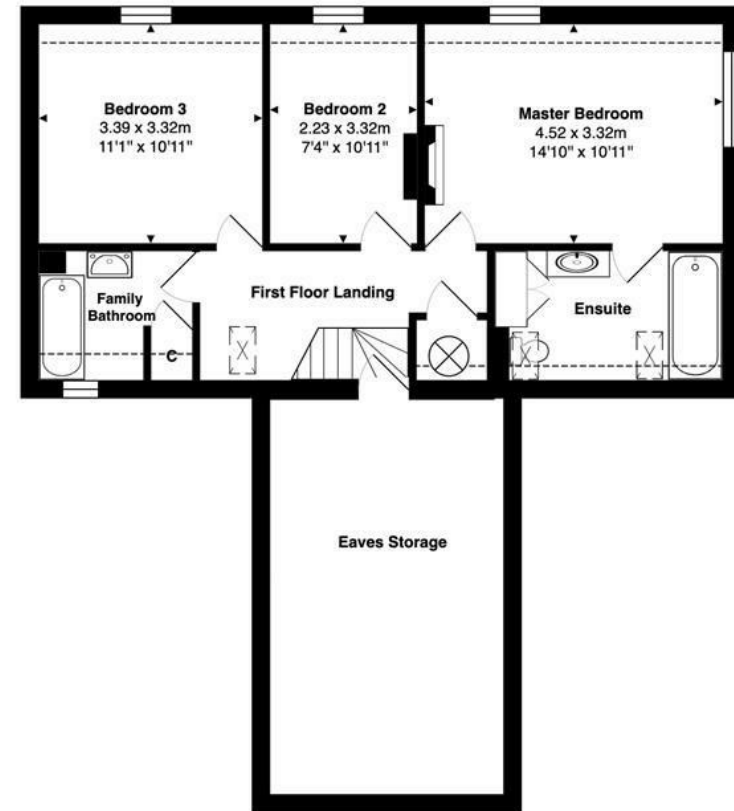
This would enable a garage or car port to be built if required.



Floorplan



Ground Floor



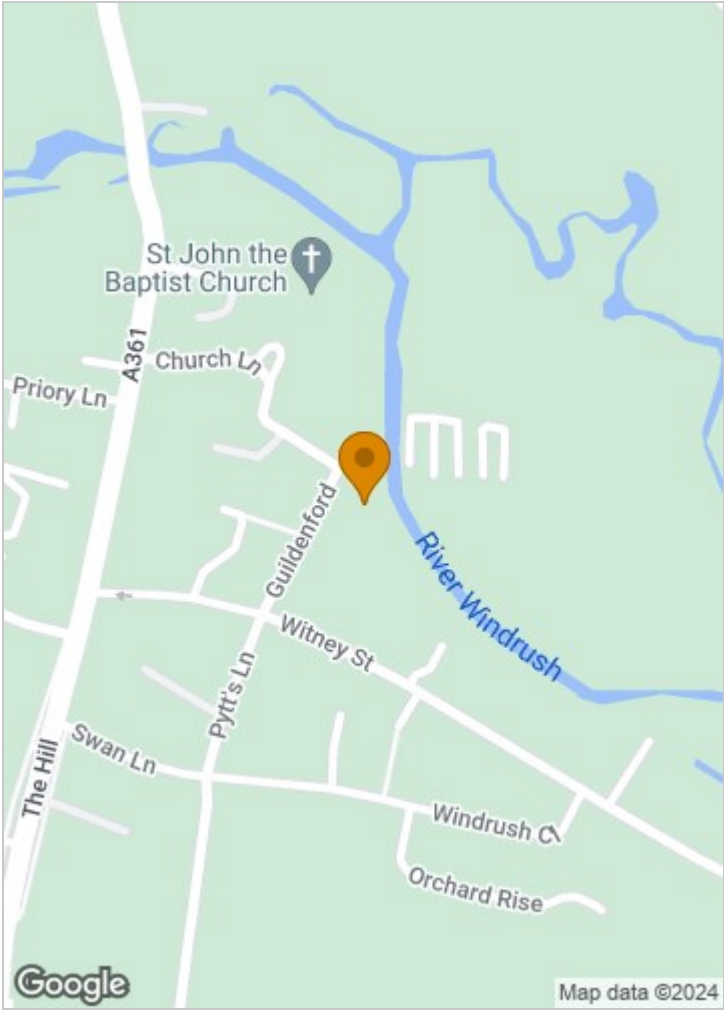
First Floor



Approx. Gross Internal Area: 194.4 m² ... 2093 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			
(69-80) C			
(55-68) D			
(39-54) E		55	74
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	