

established 200 years

# Taylor & Fletcher



## Cherry Cottage

3 Tanners Lane, Burford, OX18 4NA

**Guide Price £1,195,000**





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*A light and spacious detached three bedroom house occupying a generous plot with south facing garden, garage and gated driveway parking for multiple cars within the heart of Burford close to amenities and schools.*



## LOCATION

Cherry Cottage, 3 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

Cherry Cottage, 3 Tanners Lane is a light and spacious 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 lobby, dining room, cloakroom, study, sitting room, kitchen - breakfast room and utility room downstairs. There is the master bedroom with en suite bathroom, two guest bedrooms, a family bathroom and a dressing room. The dressing room could provide a fourth bedroom if required. The property enjoys a generous plot with a south facing garden. There is a garage and private gated driveway parking providing ample parking for multiple cars.

## Approach

Paved driveway. Oak timber framed front door with glazed insert panel to:

## Entrance Lobby

Timber framed door to storage cupboard. Timber framed door with glazed insert panels to:

## Dining Room

Timber framed door to below stairs storage cupboard. Double glazed sliding door providing direct access into the garden. Timber framed door to:

## Cloakroom

With low level WC with standard cistern, wash hand basin with tiled splashback and cupboard below. Tiled flooring. Double glazed window to the side elevation. From the dining room, timber framed door to:

## Study

Lift providing access to Bedroom 4 above. Double glazed window to the side elevation. From the dining room, timber framed door with glazed insert panels to:

### Sitting Room

Coal effect gas fire with stone surround and hearth. Double glazed windows to the front, rear and side elevations. From the dining room, timber framed door with glazed insert panels to:

### Kitchen - Breakfast Room

Modern fitted storage units to the wall and base level with granite work surfaces. Sink unit with mixer tap and tiled splashback. Neff electric oven and grill. Neff microwave. Four ring induction hob with extractor above. Hotpoint dishwasher. Neff refrigerator and freezer with ice dispenser. Part tiled walls. Limestone flooring. Double glazed windows to the front and side elevations.

### Utility Room

Modern fitted units to the wall and base level with granite work surfaces. Belfast sink unit with mixer tap and tiled splashback. Zanussi washing machine. Siemens tumble dryer. Limestone flooring. Double glazed window to the side elevation. Oak timber framed door with glazed insert panel providing direct access into the garden. From the dining room, stairs with timber balustrade rise to:

### First Floor Landing

Timber framed door to airing cupboard housing the hot water tank. Timber framed door to storage cupboard. Double glazed window to the side elevation. Timber framed door to:

### Master Bedroom

Range of built-in wardrobes. 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 tiled splashback and cupboard below. Panelled bath. Walk-in rain effect shower. Part tiled walls. Tiled flooring with underfloor heating. Recessed ceiling spotlighting. Velux double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

### Bedroom 2

Built-in wardrobe. Double glazed windows to the side elevation. Timber framed door to:

### Bedroom 3 / Dressing Room

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

### Bedroom 4

Velux double glazed windows to the rear elevation. Lift providing access to Study below. From the first floor landing, timber framed door to:

### Family Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback and cupboard below. Shower cubicle with wall mounted shower. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed windows to the side elevation.

### OUTSIDE

Cherry Cottage, 3 Tanners Lane sits within a generous plot with a south facing garden. The principal area of garden is to the side and rear of the house comprising an area of lawn bordered by mature shrubs and plants, Cotswold stone walling and timber fencing. There is an area of patio adjacent to the back of the house that facilitates outside dining and entertaining. Steps lead to a raised area of garden that features a gravelled area and seating with mature shrubs and plants. There is an integrated garage and an expansive area of driveway providing parking for multiple cars with a gated entrance off Sheep Street.

### SERVICES

Mains electricity, water and drainage. LPG central heating.

### LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'G' Rate payable for 2024 / 2025 £3871.15



# Floorplan



Approx. Gross Internal Area: 179.3 m<sup>2</sup> ... 1930 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)



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>	46	62
(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	