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Taylor & Fletcher



14 Forest Grove
Cotswold Gate, Burford, OX18 4FF
Guide Price £835,000





14 Forest Grove

Cotswold Gate, Burford, OX18 4FF

A beautifully presented light and spacious four bedroom detached house with private rear garden, double garage and off road parking for multiple cars located on the edge of Burford close to schools and amenities.

LOCATION

14 Forest Grove is situated within the exclusive Cotswold Gate development on the edge 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.

Local activities include Burford Golf Club and River Windrush walks, both of which are within walking distance of 14 Forest Grove. Meanwhile, there is a strong community involving the St John the Baptist Church whilst there is an active programme of events taking place through the Warwick Hall.

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 (9 miles), Kemble (22 miles) and Kingham (9 miles) and a comprehensive local bus network.

DESCRIPTION

14 Forest Grove is a light and spacious detached house located

within the exclusive Cotswold Gate development.

The property comprises an entrance hallway, cloakroom, kitchen - diner, utility room, sitting room and study downstairs whilst there is the master bedroom with en suite shower room, second bedroom with en suite shower room, two further guest bedrooms and family bathroom upstairs. There is a private landscaped garden, accessed directly via the bi-fold doors from the dining area of the kitchen - diner, facilitating outside dining and entertaining, together with a double garage and off road parking for multiple cars to the side of the house.

Approach

Paved pathway leads to timber framed front door with glazed insert panels and overhead covered porch to:

Entrance Hall

Oak timber flooring. Timber framed door to:

Cloakroom

With low level WC and wash hand basin. Oak timber flooring. From the entrance hallway, timber framed door to:

Kitchen - Diner

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Silestone work surfaces. Sink unit with mixer tap and tiled splashback. Two Neff electric ovens, both with grills, one with a microwave. Neff induction hob with extractor above. Hotpoint dishwasher. Refrigerator and freezer. Wine refrigerator. Oak timber flooring. Recessed ceiling spotlighting. Double glazed windows to the rear elevation. Velux double glazed windows to the rear elevation. Double glazed bi-fold doors providing direct access into the garden. Timber framed door to:



Utility Room

Sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Recessed ceiling spotlighting. Oak timber flooring. Recessed ceiling spotlighting. Timber framed door with glazed insert panels providing side access to the house. From the kitchen - diner, timber framed double doors with glazed insert panels to :

Sitting Room

Cut stone fireplace with coal effect electric fire and hearth. Bay window with double glazed windows to the front and side elevations. Timber framed double doors with glazed insert panels to the entrance hallway. From the entrance hallway, timber framed door to:

Study

Bay window with double glazed windows to the front and side elevations. 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:

Master Bedroom

Built-in wardrobes. Double glazed windows to the rear elevation. Timber framed door to:

En Suite Shower Room

Low level WC, wash hand basin. Shower cubicle with wall mounted shower attachment. Chrome heated towel rail. Part tiled walls. Oak timber flooring. Recessed ceiling spotlighting. Double glazed window to the side elevation. From the first floor landing, timber framed door to:

Bedroom 2

Built-in wardrobes. Double glazed windows to the front elevation. Timber framed door to:

En Suite Shower Room

Low level WC, wash hand basin. Shower cubicle with wall mounted shower attachment. Chrome heated towel rail. Part tiled walls. Oak timber flooring. Recessed ceiling spotlighting. Double glazed window to the front elevation. Timber framed

door to behind stairs storage cupboard. From the first floor landing, timber framed door to:

Bedroom 3

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

Bedroom 4

Double glazed window to the rear elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC, wash hand basin. Bath with shower attachment. Shower cubicle with overhead shower. Chrome heated towel rail. Part tiled walls. Oak timber flooring. Recessed ceiling spotlighting. Double glazed window to the rear elevation.

OUTSIDE

14 Forest Grove has a private rear landscaped garden featuring a paved patio area adjacent to the back of the house facilitating outside dining and entertaining. Beyond is a gravelled area with mature shrubs and plants bordered by timber trellis fencing and pleached trees. There is a separate paved patio area providing further outside entertaining space. Direct access from the garden into the double garage with private driveway with off road parking for multiple cars.

SERVICES

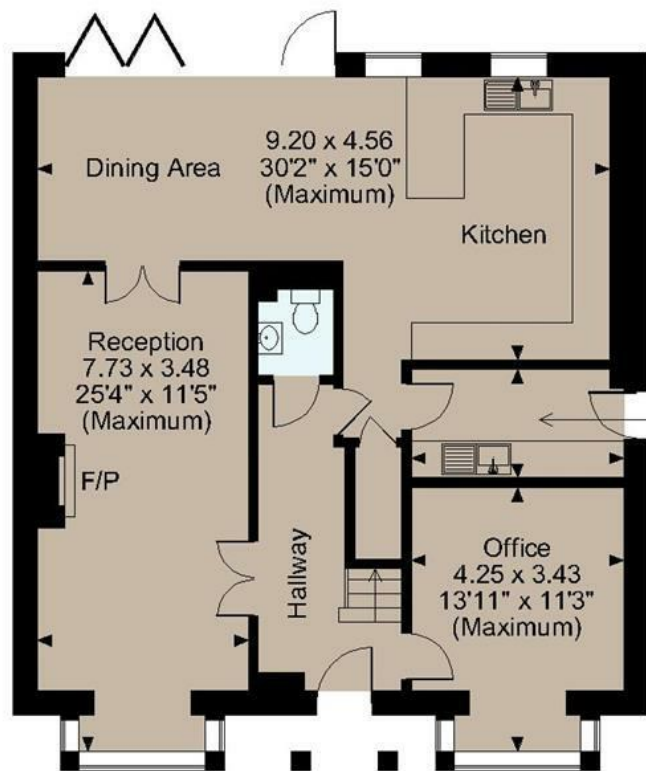
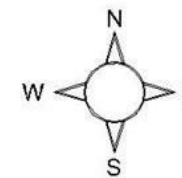
Mains Electricity, Water and drainage. Bulk LPG Heating and Hot Water

LOCAL AUTHORITY / COUNCIL TAX

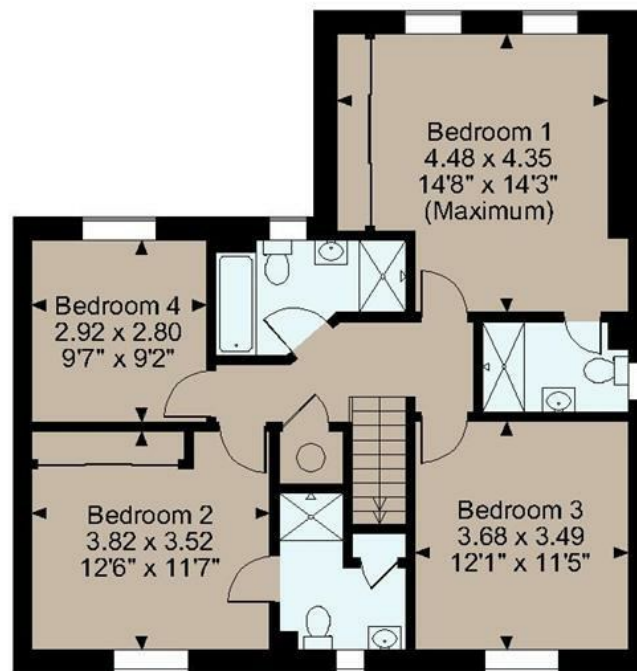
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'G' Rate payable for 2023 / 2024 £3690.72



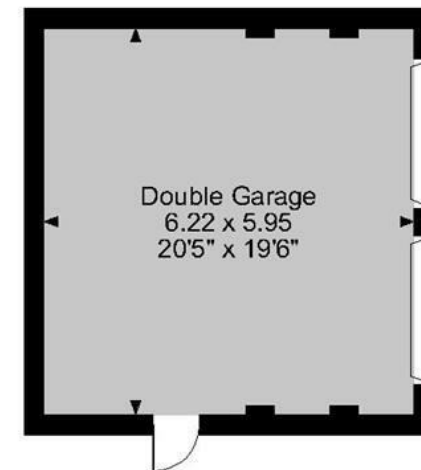
Forest Grove, Burford
Approximate Gross Internal Area
Main House = 1868 Sq Ft/174 Sq M
Garage = 398 Sq Ft/37 Sq M
Total = 2266 Sq Ft/211 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

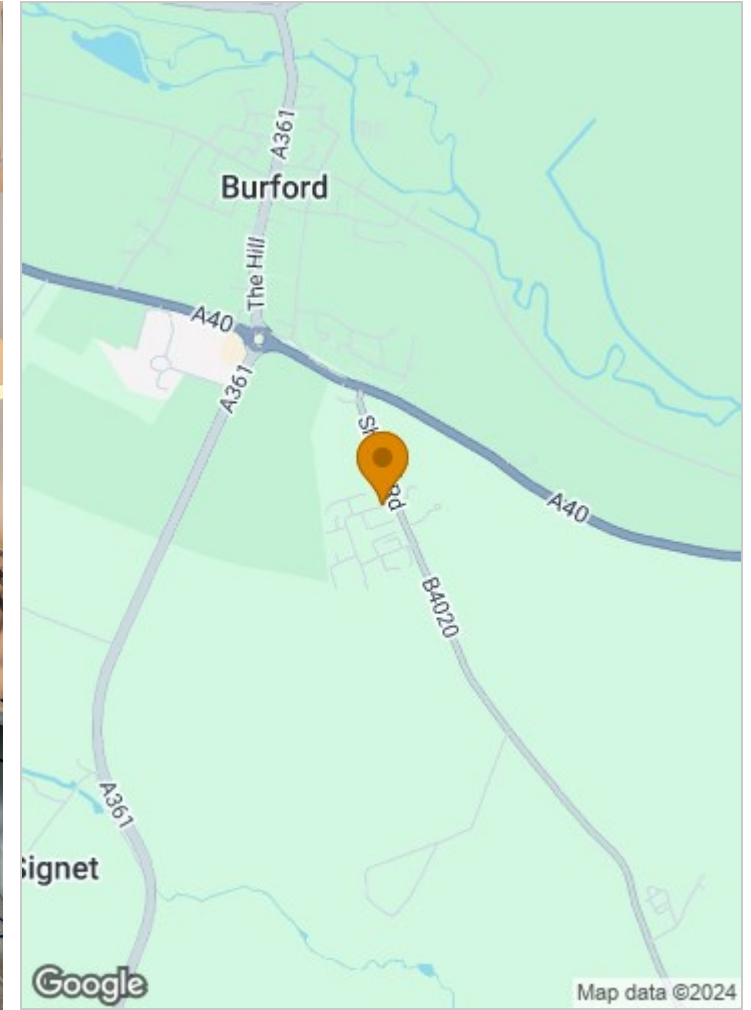
The position & size of doors, windows, appliances and other features are approximate only.

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Site Plan



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		77	85
(69-80) C			
(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	