

established 200 years

Taylor & Fletcher



Donnington House

182 The Hill, Burford, Oxfordshire, OX18 4QY

Guide Price £995,000





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A charming and beautifully presented Grade II Listed three bedroom terraced townhouse that has undergone a recent renovation. Private west facing garden. Located in the heart of Burford within walking distance to all local amenities.



LOCATION

Donnington House 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, bank 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.

DESCRIPTION

Donnington House 182 The Hill, a charming and beautifully presented Grade II Listed terraced cottage that has undergone an extensive recent renovation, is believed to date back to the Seventeenth Century. The property is located within walking distance to all local amenities.

The property comprises a living room, dining room, sitting room, kitchen and family bathroom on the ground floor whilst there is the master bedroom with en suite bathroom and dressing room plus two guest bedrooms upstairs. There is a long (100ft approx) private west facing rear garden that backs onto the Recreation Ground.

There is planning permission for a contemporary extension off the kitchen together with the erection of an office, which would be located in the first section of the garden.

Approach

Oak timber framed front door leading to:

Living Room

Exposed oak timber beams. Exposed stone. Tiled flagstone flooring with underfloor heating. Recessed fireplace housing a wood burning stove with oak timber beam above and stone hearth. Single glazed window with timber shutters to the front elevation. Proceed to:

Dining Room

Continuation of tiled flagstone flooring with underfloor heating. Exposed oak timber beams. Exposed stone. Recessed fireplace housing a wood burning stove with stone surround and stone hearth. Part panelled walls. Secondary glazed stone mullion window with window seat to the front elevation. Proceed to:

Sitting Room

Oak parquet flooring. Inglenook open fireplace with stone surround and stone hearth. Exposed oak timber beams. Single glazed window to the side elevation. Proceed to:

Kitchen

Fitted kitchen with granite work surfaces and drawers below. Belfast sink unit with mixer tap and tiled splashback. Recessed fireplace housing electric Aga range cooker. Smeg refrigerator and freezer. Exposed oak timber beams. Exposed stone. Tiled flooring. Single glazed window with timber shutters to the rear elevation. Single glazed window with window seat and timber shutters to the side elevation. Timber framed stable door with glazed insert panel providing direct access into the garden. From the dining room, proceed to:

Hallway

Tiled flagstone flooring with underfloor heating. Exposed oak timber beams. Timber framed doors with glazed insert panels providing direct access into the garden. Timber framed door to:

Family Bathroom

Low level WC with standard cistern. Wash hand basin with tiled splashback. Shower cubicle with overhead rain shower. Part tiled walls. Heated towel rail. Tiled flooring. Timber framed door to cupboard housing the Ariston electric central heating boiler and Samsung washing machine. Recessed ceiling spotlighting. Single glazed windows to the rear elevation. From the living room, stairs rise to:

First Floor Landing

Velux double glazed windows to the side elevations. Timber framed door to:

Bedroom 2

Fireplace with oak timber beam above. Built-in wardrobe. Single glazed window with window seat to the front elevation. From the first floor landing, timber framed door to:

Bedroom 3

Exposed oak timber beams. Single glazed stone mullion window to the front elevation. Timber framed door to built-in wardrobe. From the first floor landing, timber framed door to:

Dressing Room

Single glazed window to the side elevation. From the first floor landing, proceed to:

En Suite Bathroom

Wash hand basin. Low level WC with standard cistern. Trafalgar nickel double ended slipper roll top bathtub. Shower cubicle with overhead rain shower. Tiled flooring. Single glazed window to the side elevation. Proceed to:

Master Bedroom

Vaulted ceiling with exposed oak timber beams. Single glazed window with timber shutters to the rear and side elevations.

OUTSIDE

A feature of Donnington House is its long private west facing rear garden that backs onto the Recreation Ground. The garden is approximately 100ft in length. There are three different sections to the garden.

The first section features a paved patio area leading off the cottage with a couple of stone storage sheds. The second section features a gravelled area that facilitates outside dining underneath a timber pergola with this area leading onto an area of lawn surrounded by mature shrubs and plants and bordered by Cotswold stone walling and hedging. Beyond this area is another timber pergola with paved path that leads towards the bottom end of the garden where apple trees will be found together with a timber outhouse, which could be used as an office. There are far reaching views across the Recreation Ground, which is bordered by Cotswold stone walling with a timber gate facilitating access onto the Recreation Ground.

SERVICES

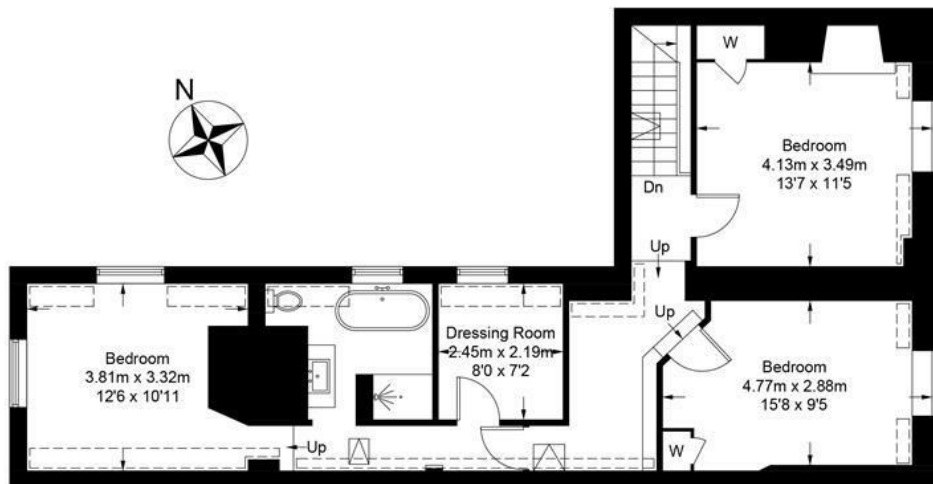
Mains electricity, water and drainage. Electric central heating.

LOCAL AUTHORITY / COUNCIL TAX

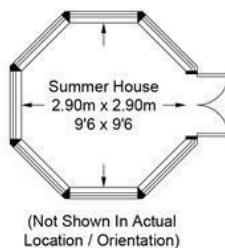
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'E'
Rate payable for 2024 / 2025 £2838.84




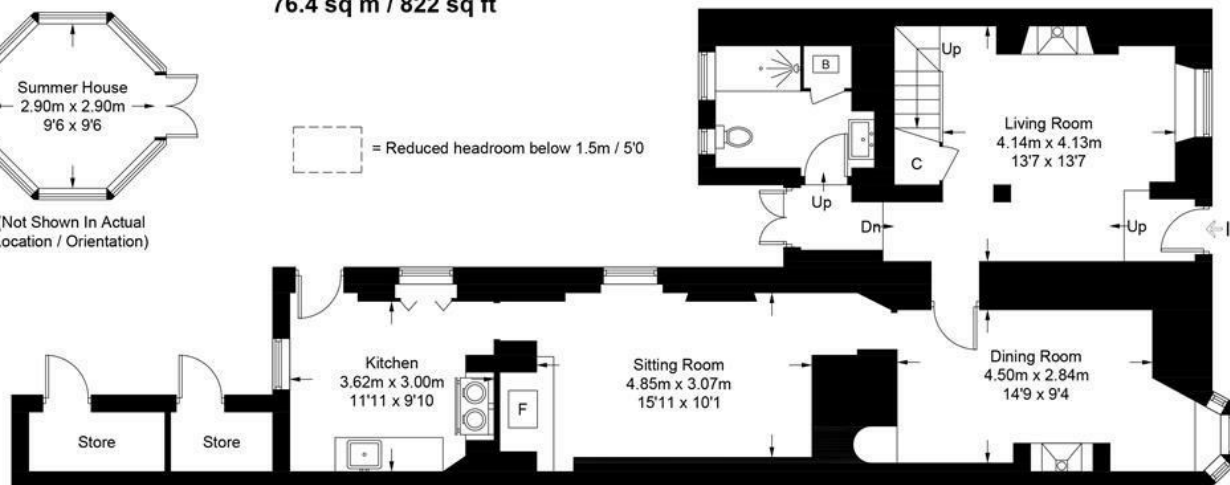
Donnington House, 182, The Hill Burford, OX18 4QY



First Floor
76.4 sq m / 822 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor (Excluding Store)
83.9 sq m / 903 sq ft

Approximate Gross Internal Area = 160.3 sq m / 1725 sq ft

Summer House & Stores = 11.7 sq m / 126 sq ft

Total = 172 sq m / 1851 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1094726)

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.