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2 Burton Mews
Cotswold Gate, Burford, OX18 4FE
Guide Price £725,000





2 Burton Mews

Cotswold Gate, Burford, OX18 4FE

A well presented and spacious recently updated four bedroom detached house with landscaped garden, garage and parking located on a corner plot on this popular development on the edge of Burford close to all local amenities and excellent schools.

LOCATION

2 Burton Mews is situated in 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 2 Burton Mews. 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

2 Burton Mews is a high specification detached house that was built by Lioncourt Homes in 2021. The property is therefore less than four years old and comes with a 10-year NHBC. It is located within the exclusive Cotswold Gate development.

The property comprises a hallway, cloakroom, kitchen - dining room, sitting room and study downstairs on the ground floor whilst there is the master bedroom with en suite shower room, three further bedrooms and a family bathroom upstairs on the first floor. The fourth bedroom is currently being used as a dressing room. There is a private rear landscaped garden with together with a single garage and parking for multiple cars to the side of the house.

The property has undergone an extensive update by the current owners during their tenure, which includes the landscaping of the garden.

Approach

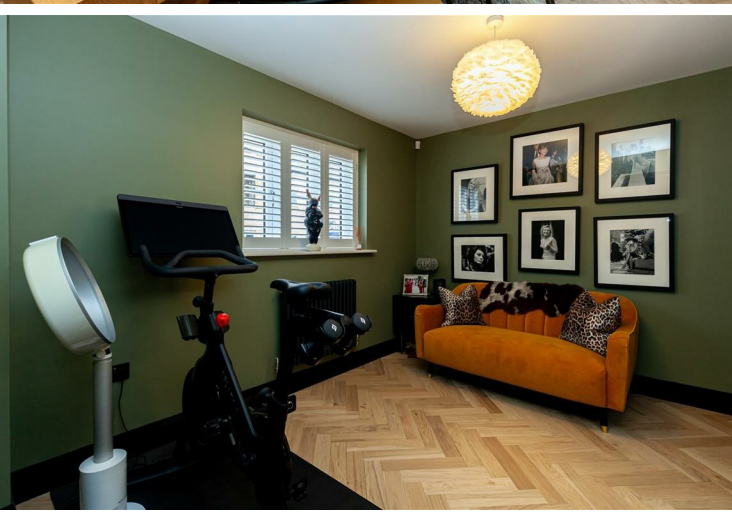
Paved pathway leading to timber framed front door with glazed insert panels and overhead porch area to:

Hallway

Timber parquet flooring. Timber framed door to:

Cloakroom

With low level WC and wash hand basin with tiled splashback and cupboard below. Part panelled walls. Timber parquet flooring. From the entrance hall, timber framed door to:



Kitchen - Dining Room

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Marble work surfaces. Belfast sink unit with mixer tap and tiled splashback. Bosch double electric oven and grill. Central island with marble work surfaces, range of cupboards and drawers below, four ring induction hob. Hotpoint refrigerator and freezer. Hotpoint dishwasher. Hotpoint washing machine. Timber parquet flooring. Recessed ceiling spotlighting. Double glazed windows to the front and side elevations with shutters. Crittall double glazed windows to the rear elevation. Crittall double glazed French doors providing direct access into the garden. From the hallway, timber framed door to:

Sitting Room

Electric coal effect fire with built-in surround book casing shelving. Timber parquet flooring. Crittall double glazed windows to the rear elevation. Crittall double glazed windows to the rear elevation. Crittall double glazed French doors providing direct access into the garden. From the hallway, timber framed door to:

Study

Continuation of timber parquet flooring. Timber framed door to below stairs storage cupboard. Double glazed windows with shutters to the front elevation. From the 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. Timber framed door to:

Master Bedroom

Part panelled walls. Built-in wardrobes. Double glazed windows with shutters to the rear elevation. Timber framed door to:

En Suite Shower Room

Low level WC, wash hand basin with tiled splashback and drawers below. Shower cubicle with overhead rain effect shower and wall mounted shower attachment. Tiled walls. Chrome heated towel rail. Recessed ceiling spotlighting. Tiled flooring. Double glazed window with shutters to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

Part panelled walls. Built-in wardrobes. Double glazed windows with shutters to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 3

Part panelled walls. Double glazed windows with shutters to the front elevation. From the first floor landing, timber framed door to:

Bedroom 4 - Dressing Room

Built-in wardrobes. Double glazed windows with shutters to the front elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC, wash hand basin with tiled splashback and drawers below. Shower cubicle with overhead rain effect shower and wall mounted shower attachment. Tiled walls. Chrome heated towel rail. Recessed ceiling spotlighting. Tiled flooring. Double glazed window with shutters to the front elevation.

OUTSIDE

2 Burton Mews has a private rear landscaped garden that has recently been updated by the current owners. There is a paved patio area with overhead canopy adjacent to the back of the house that facilitates outdoor dining and entertaining. This leads to an area of lawn bordered by railway sleepers with stone walling and fencing providing a border to the garden with a timber gate leading to the single garage and driveway parking area located to the side of the house enabling parking for multiple cars. There is a small gravelled area providing a border to the front and side of the house.

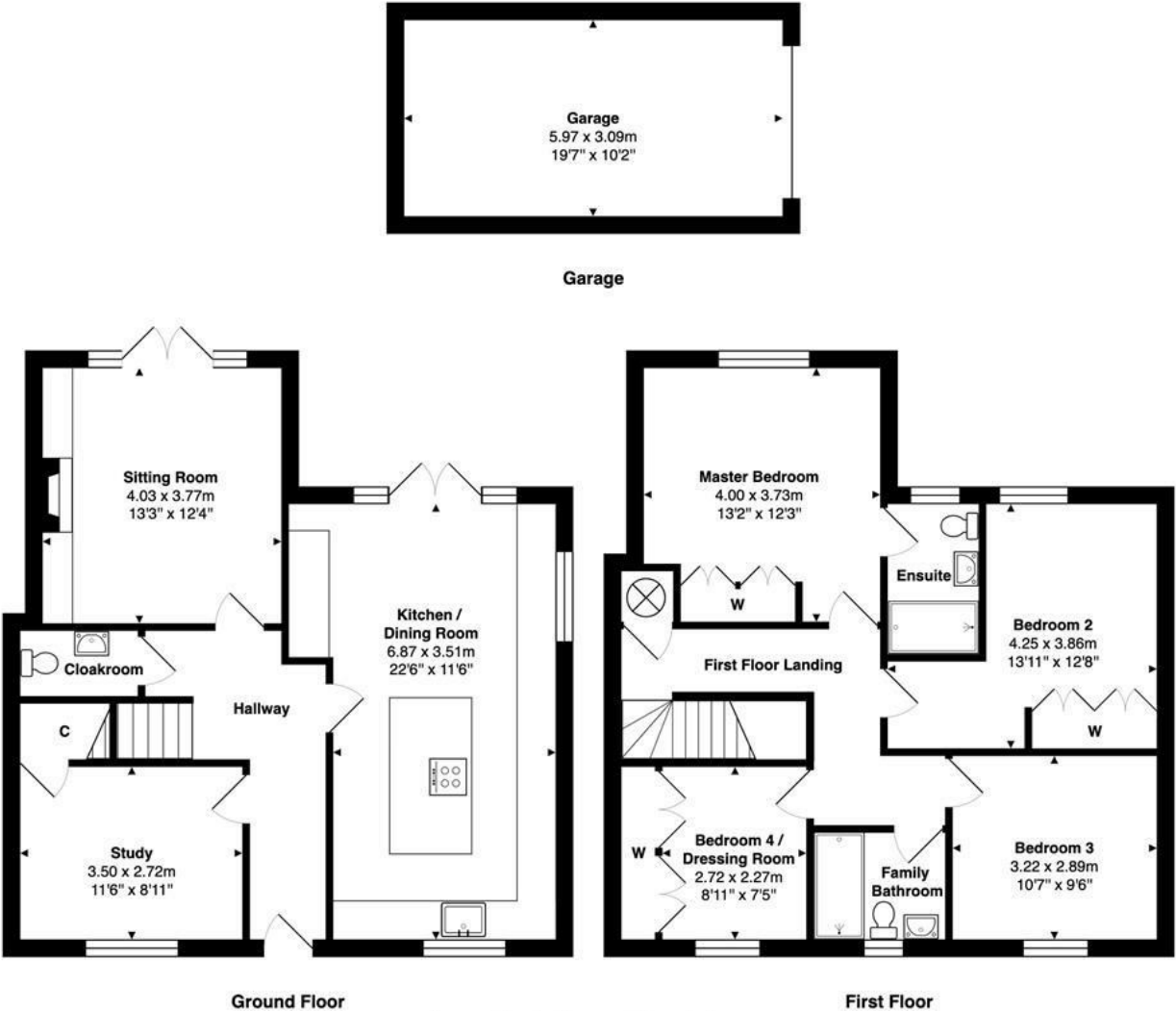
SERVICES

Mains electricity, water and drainage. Calor Gas heating.

LOCAL AUTHORITY / COUNCIL TAX

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



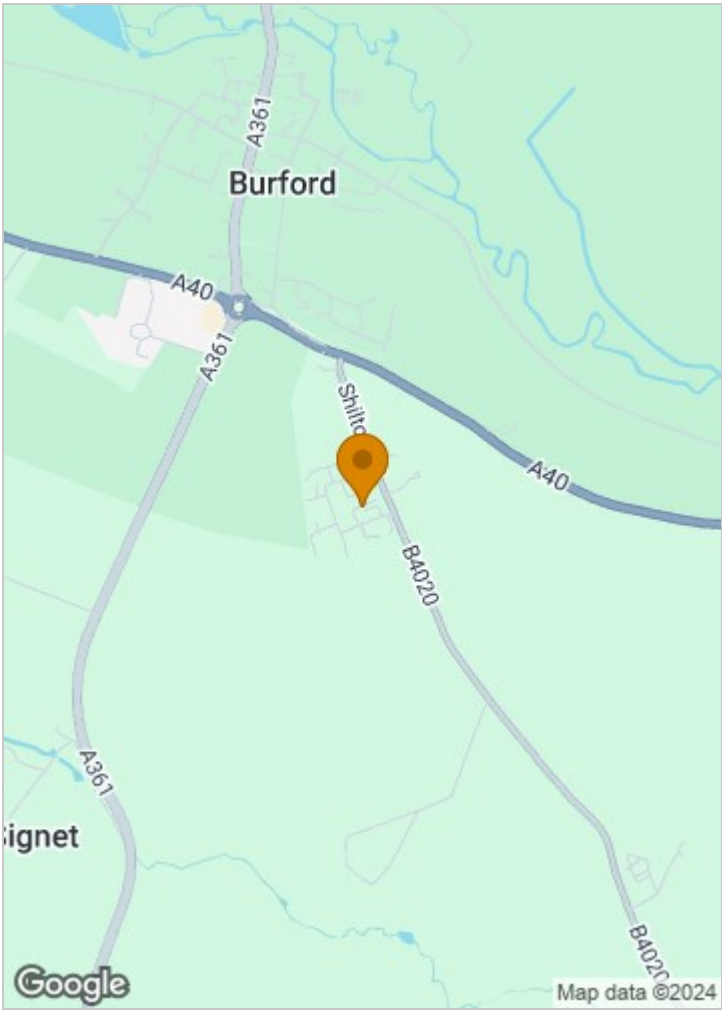


Approximate Gross Internal Area
Main House 131.1 m² / 1411 ft²
Garage 18.5 m² / 199 ft²
Total 149.6 m² / 1610 ft²

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 purpose 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		
(82 plus) A		88
(81-81) B	77	
(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	