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Tayler & Fletcher



Byways, 27 Witney Street
Burford, OX18 4RX

Guide Price £895,000





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A well presented charming five bedroom end terraced Grade II Listed period townhouse located in the heart of Burford within walking distance to all local amenities and excellent schooling.

LOCATION

Byways, 27 Witney Street 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

Byways, 27 Witney Street is a well presented charming end terraced Grade II Listed period townhouse. The property is situated in the heart of the town within walking distance to the local amenities and excellent schooling available in Burford.

The property comprises an entrance lobby, dining room, sitting room, hallway, cloakroom and kitchen downstairs whilst there is also a family room in the cellar currently being used as an office. There is the master bedroom with en suite bathroom, two further bedrooms, a storage room and a family bathroom on the first floor. There is also loft storage above the third bedroom on the first floor. There are two further bedrooms and a shower room on the second floor.

There is a private rear courtyard garden which facilitates outside dining and entertaining.

Approach

Timber framed front door with glazed insert panels to:

Lobby

Timber framed door to:

Dining Room

Exposed oak timber beams. Single glazed windows to the front and side elevations. Proceed through to:

Sitting Room

Ingenook fireplace with stone hearth and oak timber beam above. Exposed oak timber beams. Exposed stone walls. Single glazed window to the front elevation. Proceed through to:

Hallway

Exposed oak timber beams. Timber framed door with glazed insert panels providing direct access into the courtyard garden. Timber framed door to:

Cloakroom

With low level WC and wash hand basin with splashback. Tiled flooring. Single glazed window to the rear elevation. From the hallway, proceed through to:



Kitchen

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Composite work surfaces. Stainless steel sink unit with mixer tap and tiled splashback. Belling double electric oven and grill with four ring hob and extractor above. Central island with wooden work surface and range of cupboards and drawers below. Exposed oak timber beam. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Single glazed windows to the side elevations. From the hallway, stairs with timber balustrade descend to the cellar to:

Family Room - Office

Exposed oak timber beams. Exposed stone walls. Built-in book shelving. Single glazed window to the front elevation. From the hallway, stairs with timber balustrade rise to:

First Floor Landing

Exposed oak timber beams. Timber framed door to behind stairs storage cupboard. Timber framed door to:

Master Bedroom

Exposed oak timber beams. Built-in wardrobe. Single glazed windows to the front and side elevations. Timber framed door to:

En Suite Bathroom

Low level WC, wash hand basin with tiled splashback. Rolltop bath with shower extension. Wall mounted vanity cupboard. Tiled walls. Tiled flooring. Recessed ceiling spotlighting. From the first floor landing, stairs with timber balustrade rise to:

Bedroom 2

Exposed oak timber beams. Single glazed window to the front elevation. From the first floor landing, timber framed door to:

Bedroom 3

Exposed oak timber beams. Single glazed window to the side elevation. Loft hatch to loft storage space. From the first floor landing, timber framed door to:

Storage Room

Exposed oak timber beams. Hot water tank. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC, wash hand basin with tiled splashback. Bath with overhead rain effect shower. Tiled walls. Tiled flooring. Recessed ceiling spotlighting. Single glazed window to the side elevation. From the first floor landing, timber framed door to:

Second Floor Landing

Exposed oak timber beams. Velux double glazed window to the rear elevation. Timber framed door to:

Bedroom 4

Exposed oak timber beams. Single glazed windows to the front and side elevations. Velux double glazed window to the rear elevation. From the second floor landing, timber framed door to:

Bedroom 5

Exposed oak timber beams. Timber framed door to airing cupboard housing hot water tank. Single glazed window to the front elevation. From the second floor landing, timber framed door to:

Shower Room

Low level WC, wash hand basin with tiled splashback and cupboard below. Shower cubicle with overhead rain effect shower. Tiled walls. Tiled flooring. Recessed ceiling spotlighting.

OUTSIDE

Byways, 27 Witney Street has a private rear courtyard garden featuring a paved patio area bordered by Cotswold stone walling. This area provides the space for outside dining and entertaining if desired.

SERVICES

Mains electricity, water and drainage. Electric central heating.

LOCAL AUTHORITY / COUNCIL TAX

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





Cellar

Ground Floor

First Floor

Second Floor

Approximate Gross Internal Area

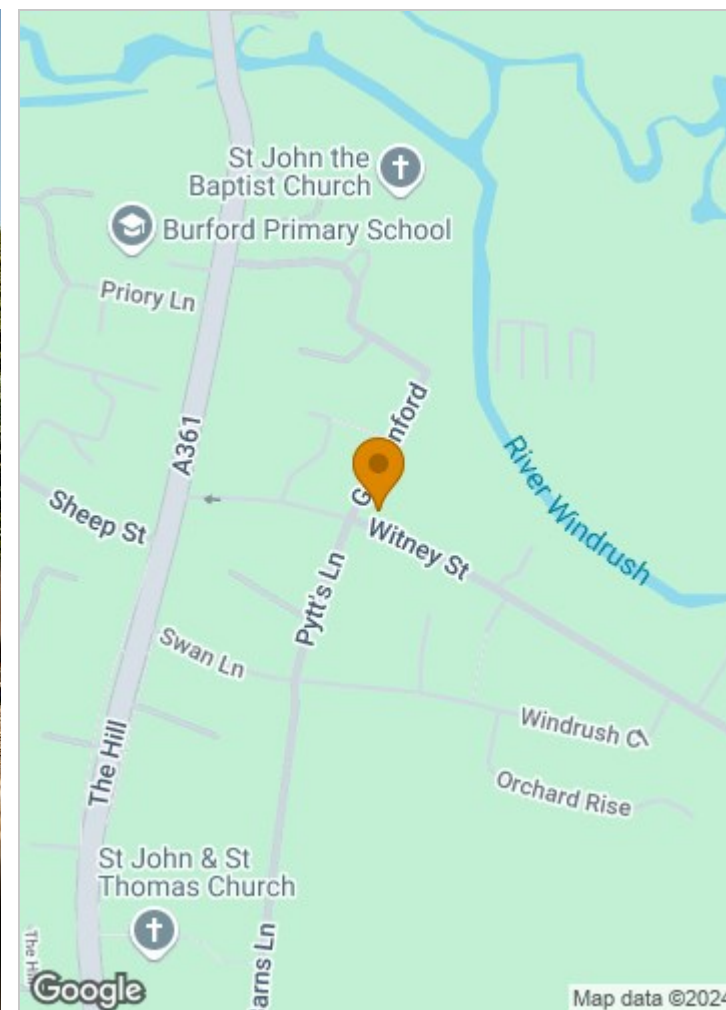
177.4 m² ... 1909 ft² (excluding bedroom 3 loft storage, courtyard)

= Reduced Headroom Below 1.5m / 5'0"

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.