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# Tayler & Fletcher



12 West End

Shilton, Nr Burford, Oxfordshire, OX18 4AN

**Guide Price £800,000**





# 12 West End

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*A light and spacious well presented five bedroom end terrace house with annexe accommodation, private garden and driveway parking located on the edge of this thriving village close to local schools and amenities in Burford.*

## LOCATION

12 West End is situated in the sought after village of Shilton, close to the well known medieval town of Burford. Within the village there is the Holy Rood parish church, the baptist chapel and the Rose and Crown public house, which is within walking distance from the property. 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, newsagent, post office, general store and doctors 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 Shilton, the area's larger commercial centres of Cheltenham (24 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 (11 miles), Kemble (24 miles) and Kingham (11 miles) and a comprehensive local bus network.

## DESCRIPTION

12 West End is a light and spacious end terrace house that was built in the 1920s located on the edge of this thriving village within easy reach of Burford. The property has been updated by the current owners during their six year tenure. There is a self-contained annexe located at the rear of the property enabling a potential source of income.

The property comprises an entrance hall, cloakroom, open plan kitchen - breakfast room, utility room, dining room and sitting room downstairs. There is the master bedroom with dressing room and en suite, three further bedrooms and a family bathroom upstairs. There is a family room that links the house with the annexe, which comprises an entrance hall, study and sitting room downstairs with a bedroom and shower room upstairs. There are therefore five bedrooms and three bathrooms in total. The principal garden is to the rear and side of the house with a large driveway providing off road parking for multiple cars. The property is adjacent to a paddock with far reaching views.

## Approach

Gravelled driveway leads to timber framed front door with lintel above to:

## Entrance Hall

Tiled flooring. Recessed ceiling spotlighting. Double glazed windows to the front elevation. Timber framed door to storage cupboard. Timber framed door to:

## Cloakroom

With low level WC with standard cistern, wash hand basin with mixer tap. Chrome heated towel rail. Recessed ceiling spotlighting. Double glazed window to the side elevation. From the entrance hall, 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. Belfast sink unit with mixer tap and splashback. Neff electric oven and grill. AEG five ring induction hob with extractor above. Central island with granite and timber work surface with range of cupboards and drawers below and breakfast bar seating area. Samsung refrigerator. Further range of storage cupboards. Flagstone flooring. Recessed ceiling spotlighting. Double glazed windows to the side elevation overlooking the paddock beyond. Timber framed door with glazed insert panels to:

## Utility Room

Timber work surface with drawers below. Belfast sink unit with mixer tap and tiled splashback. Range of wall mounted cupboards. Space and plumbing for washing machine and tumble dryer. Space for freezer. Oil fired central heating boiler. Flagstone flooring. Ceiling spotlighting. Double glazed window to the side elevation. From the kitchen - breakfast room proceed through to:

## Dining Room

Built-in book shelving. Roof lantern with double glazed windows. Oak timber flooring. Recessed ceiling spotlighting. French doors providing direct access into the garden. Double glazed windows to the rear elevation. Proceed through to:

## Sitting Room

Recessed fireplace with open fire and stone hearth with oak timber beam above. Oak timber flooring. Built-in book shelving. Double glazed windows to the front elevation. From the entrance hall, stairs with timber balustrade rise to:



#### First Floor Landing

Timber framed door to storage cupboard. Double glazed windows to the front elevation. Timber framed door to:

#### Master Bedroom

Velux double glazed window to the side elevation. Double glazed window to the side elevation. Hatch to loft roof space. Recessed ceiling spotlighting. Proceed through to:

#### Dressing Room

Flagstone flooring. Double glazed window to the rear elevation. Timber framed door to:

#### En Suite

Low level WC with standard cistern, wash hand basin with mixer tap, tiled splashback and drawer and cupboard below. Wall mounted vanity cupboard. Walk-in shower cubicle with overhead shower. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed window to the rear elevation. From the first floor landing, timber framed door to:

#### Bedroom 2

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

#### Bedroom 3

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

#### Bedroom 4

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

#### Family Bathroom

Low level WC with standard cistern, wash hand basin with mixer tap, tiled splashback and cupboard below. Wall mounted vanity cupboard. Panelled bath with overhead shower. Chrome heated towel rail. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed window to the side elevation. From the utility room, timber framed door with glazed insert panels to:

#### Family Room

Flagstone flooring with underfloor heating. French doors providing direct access into the garden. Door to the side elevation. Double glazed windows to the rear and side elevations. Timber framed door with glazed insert panels to:

#### Annexe - Entrance Hall

Flagstone flooring with underfloor heating. Timber framed door to cupboard housing oil fired central heating boiler. Timber framed door with glazed insert panels to:

#### Annexe - Study

Flagstone flooring with underfloor heating. Recessed ceiling spotlighting. Double glazed windows to the front and side elevations. Proceed through to:

#### Annexe - Sitting Room

Continuation of flagstone flooring with underfloor heating. Recessed ceiling spotlighting. Dual set of French doors providing direct access into the garden. Double glazed window to the rear elevation. From the entrance hall, stairs with timber balustrade rise to:

#### Annexe - First Floor Landing

Oak timber flooring. Timber framed door to storage cupboards. Recessed ceiling spotlighting. Velux double glazed window to the side elevation. Timber framed door to:

#### Annexe - Bedroom 5

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

#### Annexe - Shower Room

Low level WC with standard cistern, wash hand basin with mixer tap, tiled splashback and drawer and cupboard below. Walk-in shower cubicle with overhead shower. Chrome heated towel rail. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed window to the front elevation.

#### OUTSIDE

12 West End has its principal garden to the rear and side of the house featuring a large expanse of lawn bordered by mature shrubs, plants and trees with hedging and timber fencing. There is an area of patio adjacent to the house that facilitates outside dining and entertaining. Further area of patio in the far corner of the garden enabling seating area. Timber framed garden shed. There are far reaching views from the garden across the adjoining paddock. There is a large area of gravelled driveway bordered by timber trellis fencing and mature shrubs and plants to the front of the house enabling off road parking for multiple cars.

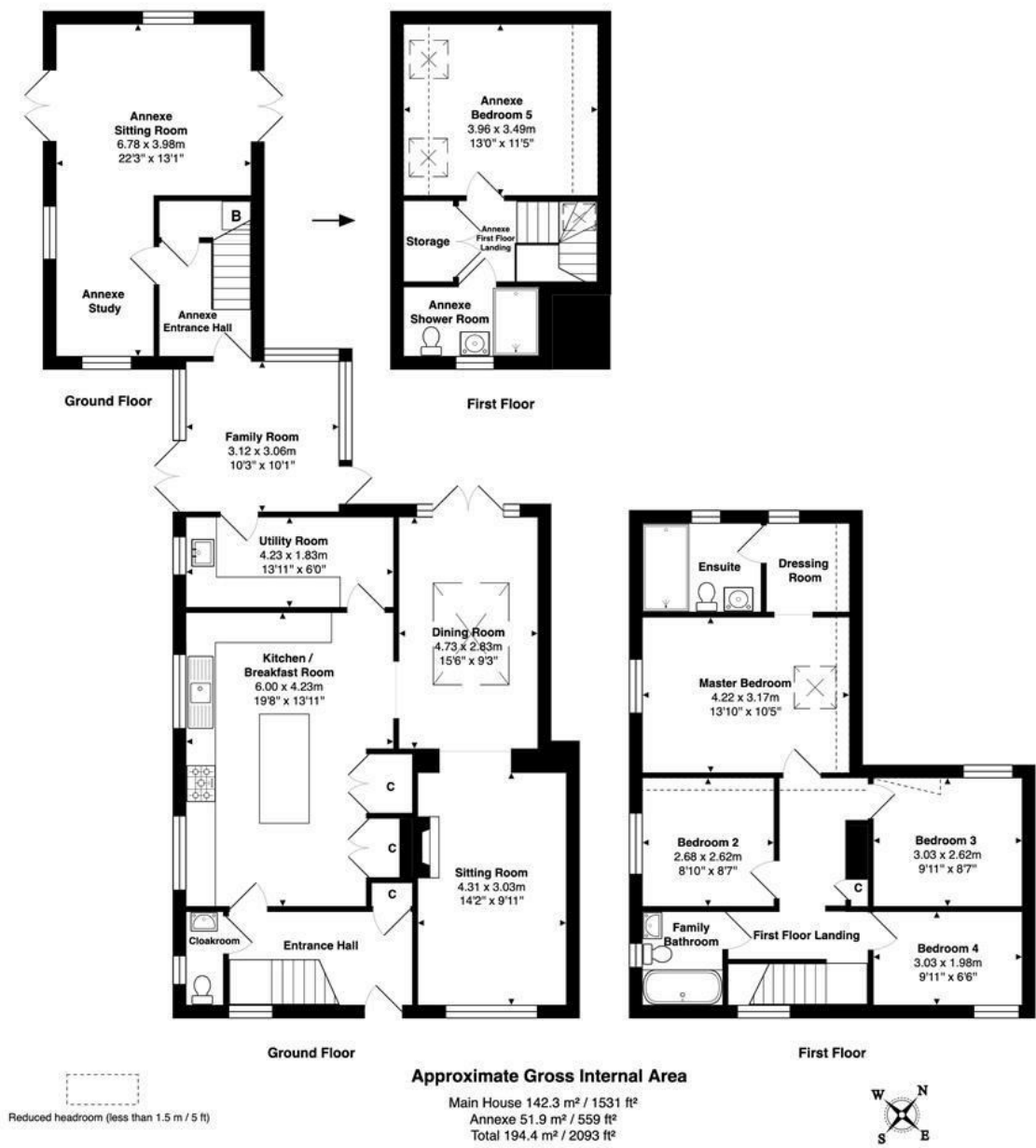
#### SERVICES

Mains electricity, water and drainage. Oil fired central heating.

#### LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'F' Rate payable for 2024 / 2025 £3235.38





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		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	51	64
EU Directive 2002/91/EC		