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Taylor & Fletcher



44 Hawthorn Drive
Bradwell Village, Nr Burford, OX18 4XF
Guide Price £495,000





44 Hawthorn Drive

Bradwell Village, Nr Burford, OX18 4XF

A well presented and extended four bedroom semi-detached house with garden and garage in a peaceful setting within the Bradwell Village development. Located 2 miles from Burford close to excellent schools.

LOCATION

Bradwell Village is a small development of stone houses with communal grounds and an excellent village hall. It is situated approximately 2 miles to the south 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 School and St Hugh's School towards Faringdon.

The area's larger commercial centres of Cheltenham (24 miles), Cirencester (19 miles) and Oxford (21 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 (9 miles) and a comprehensive local bus network.

DESCRIPTION

44 Hawthorn Drive is a well presented four bedroom semi-detached house located in the heart of this private development of stone houses. The property has been extended by the current owners with an oak frame extension downstairs together with a loft conversion, which has enabled the fourth bedroom.

The property comprises an entrance hallway, cloakroom, sitting room, kitchen, dining - family room and sitting room downstairs. Whilst upstairs features a master bedroom with en suite shower room, two guest bedrooms and a family bathroom on the first floor and an additional bedroom on the second floor. There is room and scope to add an en suite shower room on the second floor if desired. There is a private rear garden and single garage and parking for one car.

Approach

Paved pathway leading to timber framed front door with glazed insert panels and stone lintel above to:

Entrance Hall

Oak flooring. Timber framed door to storage cupboard. Timber framed door to:

Cloakroom

With low level WC and wash hand basin and tiled splashback. Oak flooring. From the entrance hall, timber framed door with glazed insert panels to:

Sitting Room

Continuation of oak flooring. Double glazed window to the front elevation. Proceed through to:

Kitchen

Fitted kitchen with laminate worktop with sink unit with mixer tap and tiled splashback. Range of built in cupboards and drawers below and wall mounted cupboards above. Electric oven and grill with four ring electric hob and extractor over. Built-in refrigerator and freezer. Space for dishwasher. Space and plumbing for washing machine. Vinyl flooring. Proceed through to:



Dining - Family Room

Oak timber extension with oak timber beams. Vinyl flooring with underfloor heating. Bi-fold double glazed doors to the rear elevation. Velux double glazed windows to the rear elevation. Double glazed windows to the rear elevation. Double glazed French doors providing direct access into the garden. Timber framed doors with glazed insert panels to:

Drawing Room

Cut stone fireplace with stone hearth and Clearview wood burning stove. Oak flooring. Double glazed window to the front elevation. From the entrance hall, stairs with timber balustrade rise to:

First Floor Landing

Oak flooring. Double glazed window to the rear elevation. Timber framed door to airing cupboard housing the hot water tank. Timber framed door to:

Master Bedroom

Oak flooring. Double glazed window to the front elevation. Timber framed door to:

En Suite Shower Room

Low level WC with standard cistern. Wash hand basin and tiled splashback. Shower cubicle. Part tiled walls. Oak flooring. Double glazed window to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

Built-in wardrobes. Oak flooring. Double glazed window to the front elevation. From the first floor landing, timber framed door to:

Bedroom 3

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

Family Bathroom

Low level WC with standard cistern, wash hand basin and tiled splashback. Panelled bath with wall mounted overhead shower. Part tiled walls. Oak flooring. Double glazed window to the rear elevation. From the first floor landing, timber framed door with glazed insert panels leads to stairs with timber balustrade to:

Bedroom 4

Built-in drawers built into the stairs. Office area facilitating working from home. Velux double glazed windows to the front and rear elevations. Double glazed window to the rear elevation. Proceed through to attic space area which could be converted into an en suite shower room.

OUTSIDE

44 Hawthorn Drive is approached via a paved patio footpath. The private rear garden consists of a gravelled and paved patio area adjacent to the oak frame extension. This leads to an area of lawn with an array of mature shrubs and plants, bordered by trellis fencing. There is a separate area of paved patio that facilitates outdoor dining and entertaining. At the end of the garden is the single garage and adjacent parking, accessed via a timber framed gate.

SERVICES

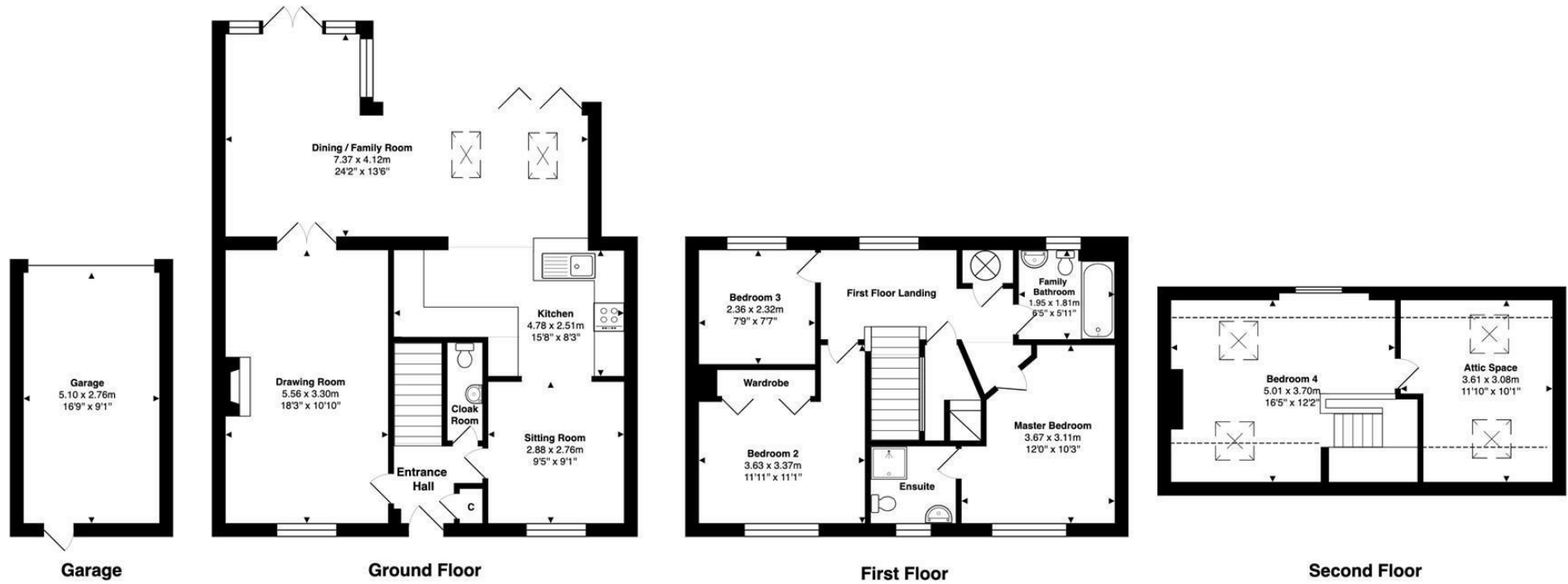
Mains Electricity, Water and Drainage. Oil fired central heating.

Service Charge: £65.00 per month. This includes: general repairs, maintenance of the drains, waste disposal, road sweeping and gritting, landscaping, maintenance of the public gardens and tree surgery, The Village Handbook and the running and upkeep costs of the Village Hall.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'D' Rate payable for 2024 / 2025 £2322.69





Approximate Gross Internal Area

House 145.7 m² / 1569 ft²
 Garage 14.0 m² / 151 ft²
 Total 159.8 m² / 1720 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	