

established 200 years

Tayler & Fletcher



Elm Farm Barn

Hollow Way, Shilton, Nr Burford, Oxfordshire, OX18 4AD

Guide Price £995,000





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A charming and well presented three bedroom semi-detached period barn conversion with a private west facing garden, garage, outbuildings and driveway parking located in this sought after village close to Burford.

LOCATION

Elm Farm Barn is situated in the heart of 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

Elm Farm Barn is a charming and well presented semi-detached period barn conversion that has been completely renovated to a high specification by the current owners during their ten year tenure.

The property comprises an entrance hall, sitting room, kitchen - dining room, garden room, utility room and guest bedroom with en suite shower room downstairs. There is the master bedroom with en suite bathroom and a guest bedroom with en suite shower room upstairs. The private west facing garden is well maintained with garaging and storage outbuildings which could be converted subject to the necessary planning permissions. There is driveway parking for multiple cars.

Approach

Paved patio and steps lead to oak timber framed front door with glazed insert panel to:

Entrance Hall

Natural limestone tiled flooring. Double glazed windows to the front elevation. Timber framed door to:

Sitting Room

Recessed stone fireplace and hearth. Exposed oak timber beams. Oak timber flooring. French doors providing direct access into the garden. Double glazed windows to the front and rear elevations. Timber framed door to:

Kitchen - Dining Room

Modern fitted storage units to the wall and base level with granite work surfaces. Sink unit with splashback. Smeg electric oven and grill. Smeg five ring induction hob with extractor above. Smeg dishwasher. Oak timber flooring and natural limestone tiled flooring. Pendant lighting. Velux double glazed windows to the front elevation. Double glazed windows to the front elevation. Timber framed door to:



Garden Room

Dwarf walls. Natural limestone tiled flooring. French doors and timber framed door with glazed insert panels providing direct access into the garden. Double glazed windows to the front and side elevations. Timber framed door to:

Utility Room

Laminate work surface with drawers below. Sink unit with splashback. Range of wall mounted cupboards. Space and plumbing for washing machine and tumble dryer. Hot water tank. Oil fired central heating boiler. Natural limestone tiled flooring. From the sitting room, timber framed door to:

Bedroom 3

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

En Suite Shower Room

Low level WC with standard cistern, wash hand basin with splashback. Walk-in shower cubicle with overhead shower. Chrome heated towel rail. Oak timber flooring. Recessed ceiling spotlighting. From the sitting room, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to eaves storage. Velux double glazed window to the rear elevation. Timber framed door to:

Bedroom 2

Built-in wardrobes. Timber framed door to eaves storage. Double glazed windows to the front elevation. Timber framed door to:

En Suite Shower Room

Low level WC with standard cistern, wash hand basin with splashback. Walk-in shower cubicle with overhead shower. Chrome heated towel rail. Oak timber flooring. Recessed ceiling spotlighting. From the first floor landing, timber framed door to:

Master Bedroom

Timber framed door to eaves storage. Velux double glazed window to the rear elevation. Double glazed windows to the front and side elevations. Timber framed door to:

En Suite Bathroom

Low level WC with standard cistern, wash hand basin with splashback and cupboard below. Bathtub with shower extension. Chrome heated towel rail. Oak timber flooring. Part tiled walls. Recessed ceiling spotlighting. Velux double glazed window to the front elevation.

OUTSIDE

Elm Farm Barn has a private west facing garden. There is a paved patio area adjacent to the barn which facilitates outside dining and entertaining with a large area of lawn beyond bordered by Cotswold stone walling. There is an area of garaging and storage which could be converted subject to the necessary planning permissions. Driveway providing ample off road parking for multiple cars. The garden is both low maintenance and peaceful due to the location of Elm Farm Barn within the village.

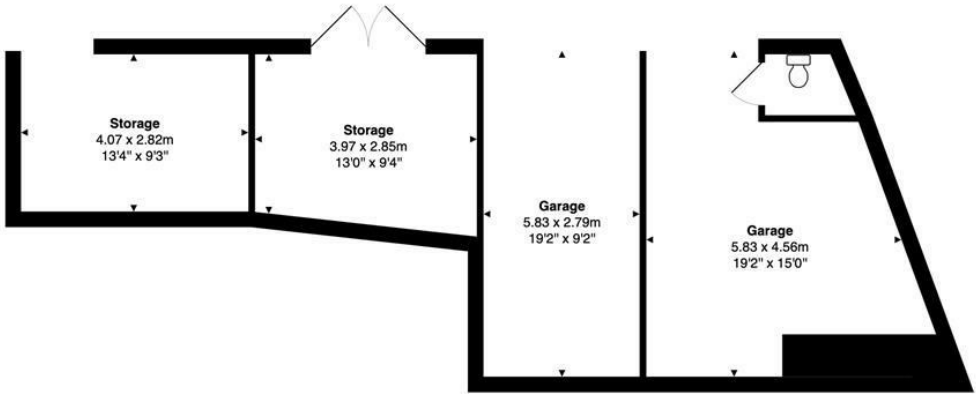
SERVICES

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

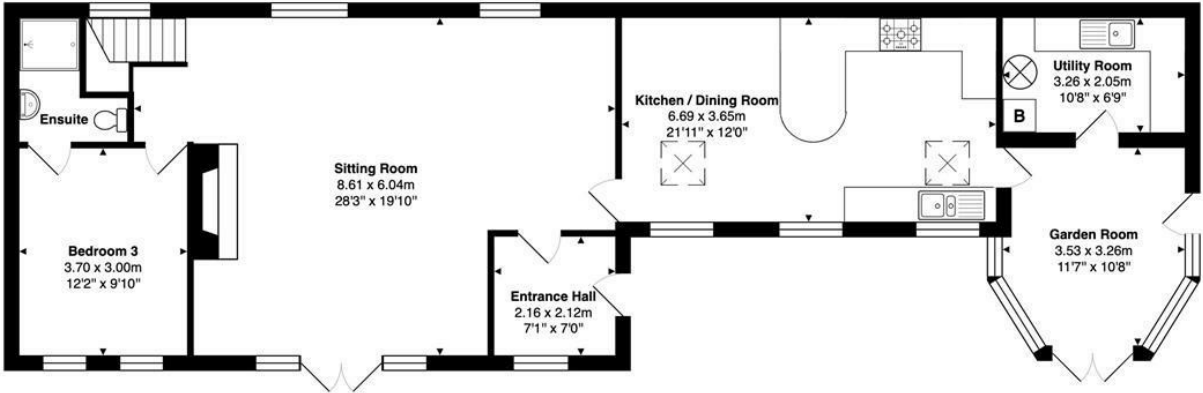
LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'G' Rate payable for 2024 / 2025 £3733.14

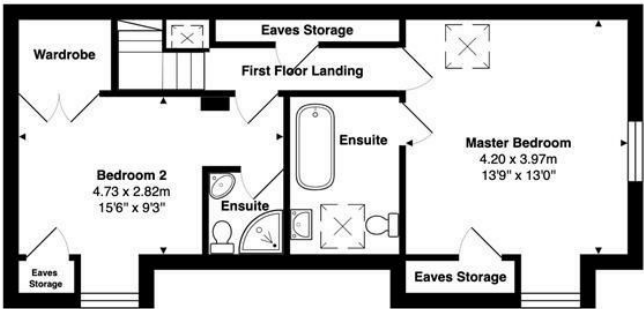




Outbuilding



Ground Floor



First Floor

Approximate Gross Internal Area

Main House 157.1 m² / 1691 ft²
Outbuilding 66.8 m² / 719 ft²
Total 223.9 m² / 2410 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC