

SOUTHWOLDS

22 TANNERS LANE, BURFORD, OXFORDSHIRE



A Cotswold stone detached three-bedroom house, situated on a quiet lane, within close walking distance to the historic town centre of Burford, with commanding views over Burford and the Windrush Valley beyond

Ground Floor: Entrance hall • Sitting Room
Dining room • Kitchen/breakfast room
Utility and cloak room • Conservatory

First Floor: Principal Bedroom with adjoining bathroom
Two further bedrooms • Shower Room • Study

Outside: Driveway Parking • Rear Garden

**Butler
Sherborn**



Burford Office

2 Lower High Street, Burford, Oxfordshire, OX18 4RR
T 01993 822325 | E katy@butlersherborn.co.uk
www.butlersherborn.co.uk

Taylor & Fletcher

High Street, Burford OX18 4QA
01993 220579 | james.skinner@taylorandfletcher.co.uk
www.taylorandfletcher.co.uk

The London Office

40 St James's Place, London, SW1A 1NS.
T 0207 839 0888 | E enquiries@tlo.co.uk
www.tlo.co.uk



DESCRIPTION

Southwolds, 22 Tanners Lane is well located to enjoy easy access to all the amenities Burford has to offer and has wonderful views to front and rear. The property was originally built in the 1950's from local stone and has been loved and enjoyed by its current owner for the past 17 years. Southwolds is in good condition but offers excellent potential for further modernisation and development (subject to necessary consents) to create a comfortable family home within walking distance of both primary and secondary schools located in Burford.

Equally, the property would serve well as a weekend retreat or investment in this peaceful setting with the added benefit of a secure and private rear garden and ample driveway parking.

The property overlooks wide green spaces of a public recreation park, which includes a playground for young children and a bowls club. It is just a short walk to one of the best secondary schools in the area, as well as a well regarded primary school. The house is also just a five-minute walk from some of the most celebrated pubs in the Cotswolds.



SERVICES

Mains water and electricity, oil fired central heating. Mains drainage. Broadband. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

VIEWINGS

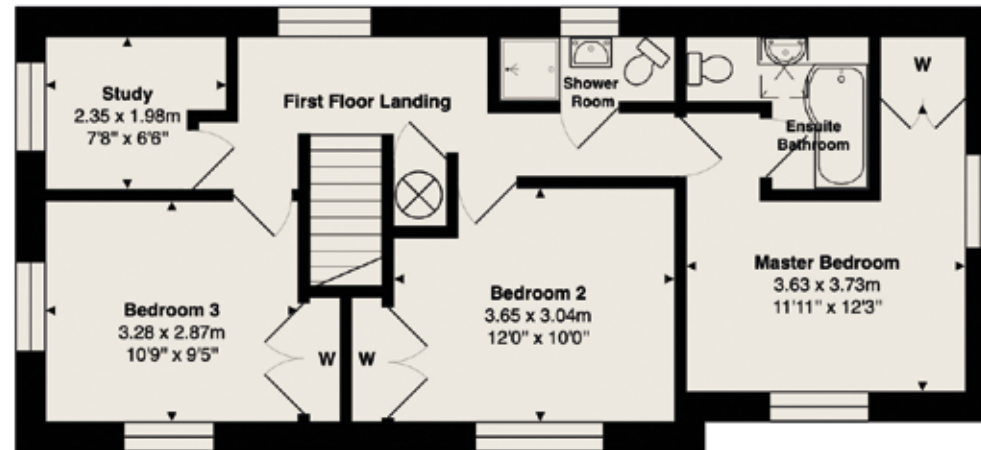
Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E katy@butlersherborn.co.uk Or James Skinner at Tayler & Fletcher, Burford Office T 01993 220579 E james.skinner@taylerandfletcher.co.uk

LOCAL AUTHORITY

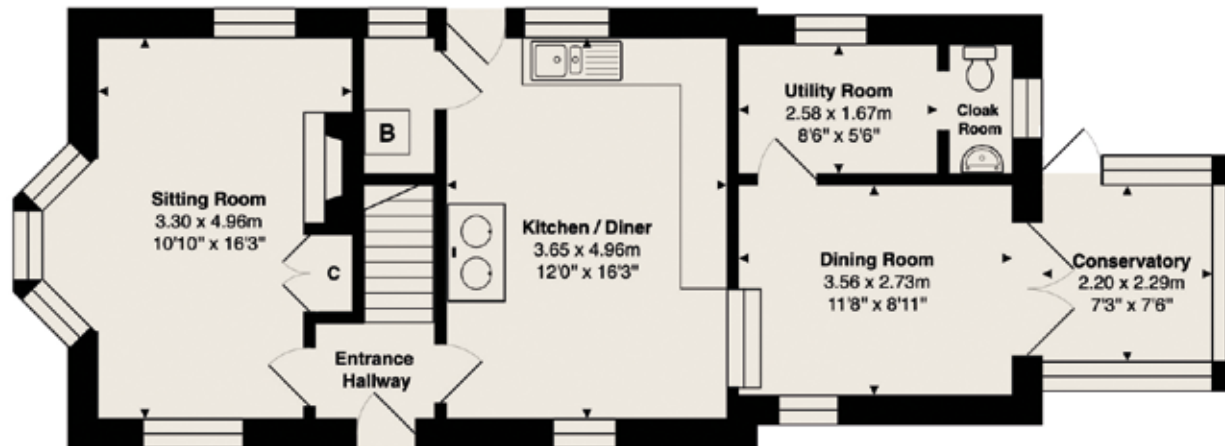
West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk

COUNCIL TAX: Band F





First Floor



Ground Floor

Approximate Gross Internal Area

123.0 m² ... 1324 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



TENURE

Freehold

DIRECTIONS (OX18 4NA)

From our Burford office proceed up Burford Hill, taking the second turning on the right into Sheep Street. Take the next left to Tanners Lane and the first left where the property can be found on the left hand side.

what3words: ///lectured.reviewed.gestures



Schools

Burford Primary & Secondary Schools – both within walking distance

Cokethorpe School – 9.3 miles

Hatherop Castle School – 10.5 miles

Train station 7 miles



Pubs

The Lamb Inn – a celebrated 15th-century Cotswold inn located on Sheep Street, just a five-minute walk away

The Bay Tree – a hotel dating back to the 16th Century which is also on Sheep Street and has a fine restaurant and bar

The Bull – a newly transformed 16th-century coaching inn situated on Burford's High Street, offering two exceptional restaurants and a chic cocktail bar



Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: June 2024 and March 2025. Particulars written: March 2025. Brochure by wordperfectprint.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Taylor & Fletcher

Estate Agents
Auctioneers & Valuers

Butler
Sherborn

www.taylerandfletcher.co.uk www.butlersherborn.co.uk

