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Church Cottage Church Lane
Shilton, Nr Burford, OX18 4AE
Guide Price £1,495,000





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A charming and beautifully presented three bedroom detached period cottage and one bedroom annexe with a private south east facing garden located in the heart of this sought after village close to Burford.

LOCATION

Church Cottage 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

Church Cottage is a beautifully presented and charming detached period cottage that has been completely renovated to a high specification with the addition of an annexe by the current owners during their ten year tenure.

The property comprises an entrance hall, dining room, sitting room, study, garden room, kitchen, utility room and shower room downstairs. There are three bedrooms and a family bathroom upstairs. There is an annexe comprising a bedroom with en suite shower room. The private south east facing garden is well maintained with views towards the church whilst there is a garage and driveway parking for multiple cars.

Approach

Paved patio leading to timber framed front door to:

Entrance Hall

Flagstone flooring. Timber framed door to below stairs storage cupboard. Double glazed window to the rear elevation. Proceed through to:

Dining Room

Continuation of flagstone flooring. Exposed oak timber beams. Double glazed window to the rear elevation. Proceed through to:

Sitting Room

Inglenook fireplace with wood burning stove, stone surround, oak timber beam above and hearth. Exposed stone wall. Exposed oak timber beams. Double glazed windows to the front and rear elevations. Proceed through to:

Study

Exposed stone wall. Double glazed windows to the front elevation. French doors with glazed insert panels to:

Garden Room

Dwarf walls with exposed stone. French door with glazed insert panels providing direct access into the garden. Double glazed windows to the front and side elevations. Timber framed door with glazed insert panels to:



Kitchen

Modern fitted storage units to the wall and base level with timber work surfaces. Belfast sink unit with mixer tap. Bosch four ring induction hob with Samsung extractor above. Bosch dishwasher. Bosch refrigerator and freezer. Part tiled walls. Flagstone flooring. Exposed oak timber beams. Double glazed windows to the front and side elevations. Proceed through to:

Utility Room

Timber work surface with space and plumbing below for washing machine and tumble dryer. Range of wall mounted cupboards. Sink unit with mixer tap. Flagstone flooring. Grant oil fired central heating boiler. Timber framed door with glazed insert panels providing direct access into the garden. Timber framed door to driveway and garage. From the entrance hall, timber framed door to:

Shower Room

Low level WC with concealed cistern, wash hand basin with drawers below. Walk-in shower cubicle with overhead shower. Chrome heated towel rail. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed windows to the rear and side elevations. From the entrance hall, stairs with timber balustrade rise to:

First Floor Landing

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

Family Bathroom

Low level WC with concealed cistern, pair of wash hand basins with drawers below. Walk-in shower cubicle with overhead shower. Chrome heated towel rail. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Timber framed door to airing cupboard. Double glazed windows to the side elevation. From the first floor landing, timber framed door to:

Bedroom 2

Built-in wardrobes. Double glazed windows to the front and side elevations. From the first floor landing, timber framed door to:

Bedroom 3

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

Master Bedroom

Built-in wardrobes. Exposed oak timber beams. Double glazed windows to the front and side elevations.

Annexe - Bedroom

Built-in wardrobes. Vaulted ceiling with exposed oak timber beams. Double glazed windows to the front and side elevations. Timber framed door to:

Annexe - En Suite

Low level WC with concealed cistern, wash hand basin with drawers below. Walk-in shower cubicle with overhead shower. Chrome heated towel rail. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting.

OUTSIDE

Church Cottage has a private south east facing low maintenance garden. There is an area of paved patio adjacent to the cottage which facilitates outside dining and entertaining. Steps rise to an area of lawn bordered by Cotswold stone walling with views towards the church. Timber trellis fencing housing oil tank and separate timber trellis fencing enabling bin storage area. Paved patio leads to a self-contained annexe built in Cotswold stone. There is a garage and driveway providing off road parking for multiple cars.

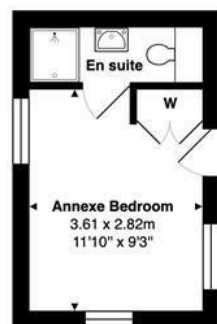
SERVICES

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

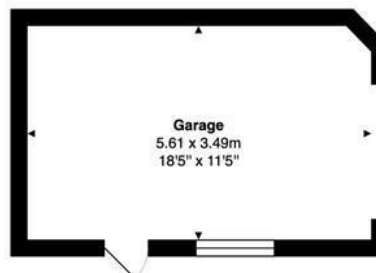
LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'E' Rate payable for 2024 / 2025 £2737.63





Annexe

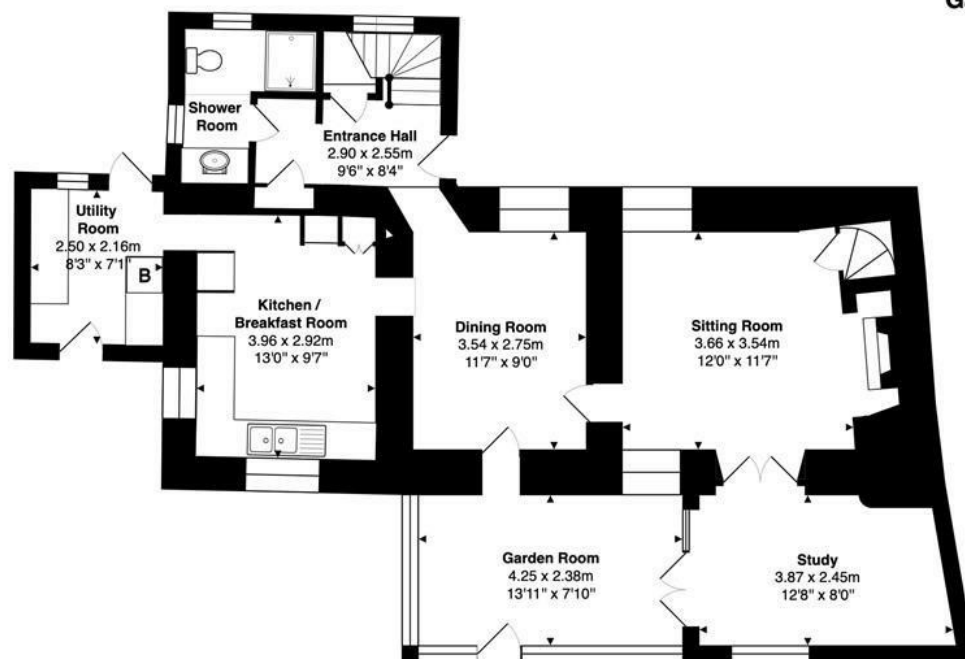


Garage

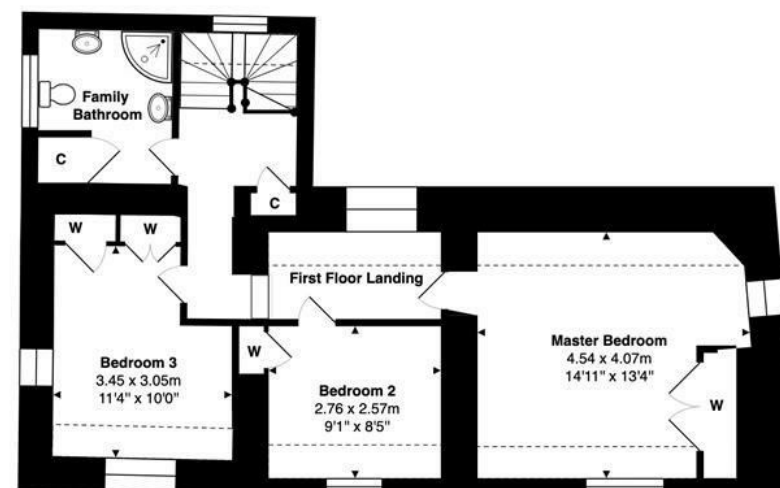


Approximate Gross Internal Area

Main House 146.3 m² / 1575 ft²
 Annexe 12.9 m² / 139/ ft²
 Garage 19.3 m² / 208 ft²
 Total 178.8 m² / 1925 ft²



Ground Floor



First Floor

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		
(82 plus) A		76
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC