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# Tayler & Fletcher



12 Sylvester Close  
Witney Street, Burford, OX18 4RU  
**Guide Price £475,000**









# 12 Sylvester Close

Witney Street, Burford, OX18 4RU

*A well presented two bedroom terraced house with front and rear garden, garage and parking situated in a peaceful location in the heart of Burford within walking distance to all local amenities.*

## LOCATION

12 Sylvester Close is situated in the heart of the well known medieval town 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 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 and St Hugh's towards Faringdon.

From Burford, the area's larger commercial centres of Cheltenham (22 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 (8 miles), Kemble (22 miles) and Kingham (8 miles) and a comprehensive local bus network. Meanwhile, Soho Farmhouse (13 miles) and Daylesford Organic (11 miles) are nearby.

## DESCRIPTION

12 Sylvester Close is a well presented terraced house that was built in the late 1970s. The property is situated in a peaceful setting within close walking distance to the local amenities available in Burford.

The property comprises an entrance hallway, sitting room, back hall, cloakroom, kitchen and conservatory downstairs. There is the master bedroom with dressing area, guest bedroom and bathroom upstairs. The master bedroom dressing area lends itself to the installation of an en suite if desired. There is an area of south facing garden to the front of the house together with further garden to the back with views towards the church. Separate garage and parking space within the Sylvester Close development.

## Approach

Paved pathway leading to covered porch area with timber framed front door with glazed insert panel to:

## Hallway

Timber framed door to:

## Sitting Room

Recessed open fireplace with stone surround and hearth. Timber framed door to below stairs storage cupboard. Double glazed windows to the front elevation. Timber framed door to:



## Back Hall

Timber framed door to:

## Cloakroom

With low level WC with standard cistern and wash hand basin with tiled splashback. Recessed ceiling spotlighting. From the back hall, timber framed door to:

## Kitchen

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Composite work surfaces. Stainless steel sink unit with tiled splashback. Electric oven and grill. Four ring ceramic hob and extractor over. Space and plumbing for washing machine. Tiled flooring. Recessed ceiling spotlighting. Double glazed windows to the rear elevation. From the back hall, timber framed door with double glazed insert panels to:

## Conservatory

Dwarf walls. Tiled flooring. French doors with double glazed insert panels providing direct access into the garden. Double glazed windows to the rear and side elevations. From the hallway, stairs with timber balustrade rise to:

## First Floor Landing

Hatch to loft roof space. Timber framed door to airing cupboard housing the hot water tank. Timber framed door to:

## Master Bedroom

Double glazed windows to the front elevation. Proceed through to dressing area. Wash hand basin with tiled splashback. Built-in wardrobes. Double glazed windows to the front elevation. From the first floor landing, timber framed door to:

## Bedroom 2

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

## Bathroom

Low level WC with standard cistern, wash hand basin with cupboard below. Panelled bath with overhead shower. Chrome heated towel rail. Part tiled walls. Double glazed window to the rear elevation.

## OUTSIDE

12 Sylvester Close has an area of south facing garden to the front of the property. This features a paved pathway together with mature plants and shrubs bordered by Cotswold stone walling. Meanwhile, there is some garden to the back of the property with views towards the church, accessed from the conservatory. This features a paved patio together with mature plants and shrubs bordered by Cotswold stone walling. The property has single garage located a short walk from the house. It is also possible to park in front of the garage.

## SERVICES

Mains electricity, water and drainage.

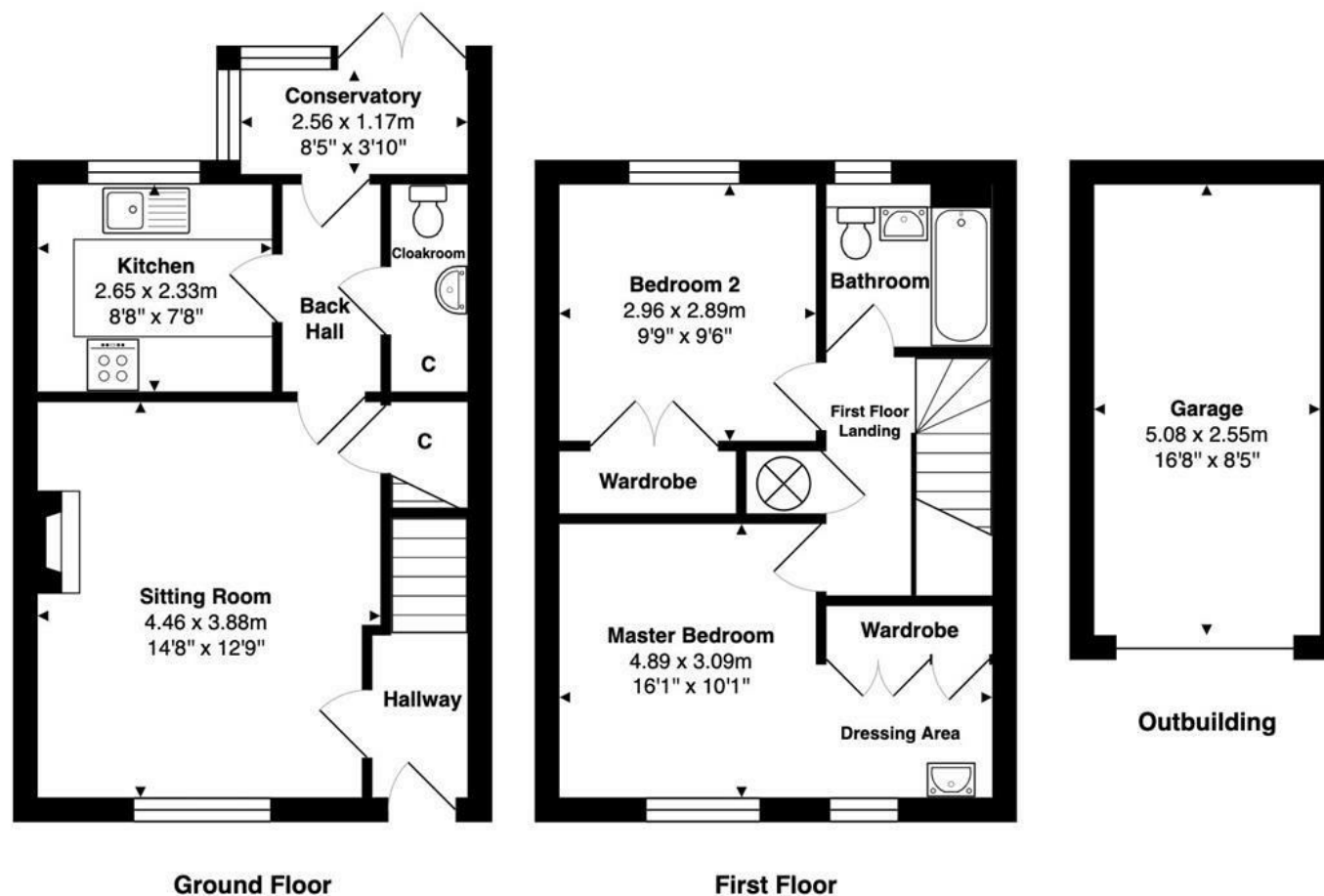
Oil fired central heating. Broadband available.

## LOCAL AUTHORITY / COUNCIL TAX

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





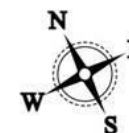


### Approximate Gross Internal Area

Main House 70.8 m<sup>2</sup> / 762 ft<sup>2</sup>

Garage 12.9 m<sup>2</sup> / 139 ft<sup>2</sup>

Total 83.7 m<sup>2</sup> / 901 ft<sup>2</sup>

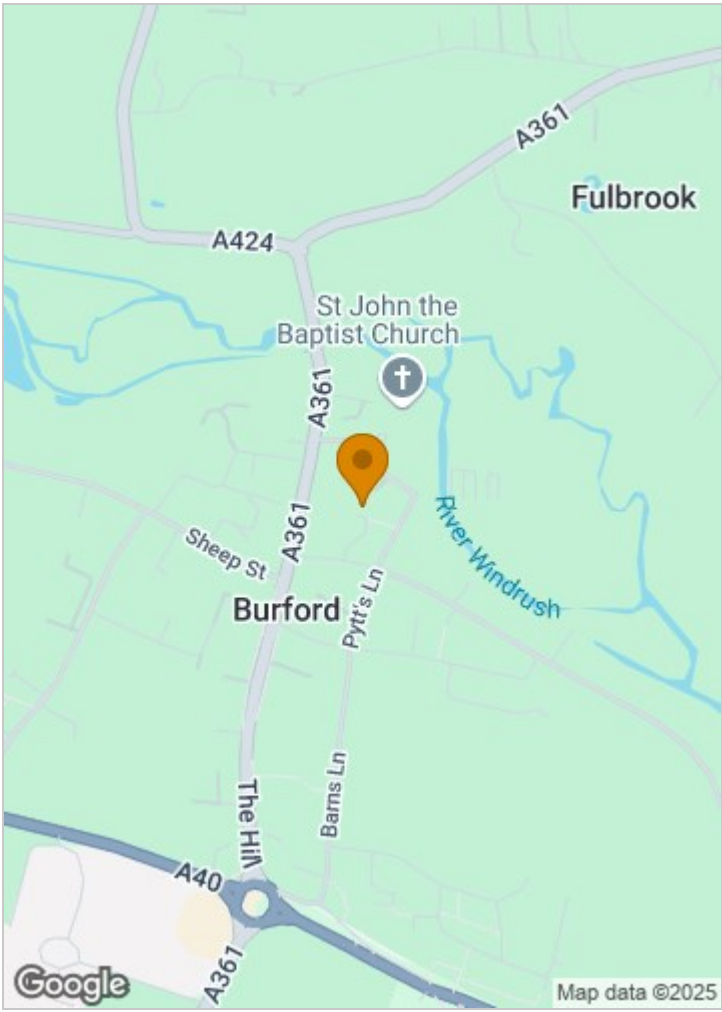


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://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		79
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	