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# Tayler & Fletcher



6 Hawthorn Drive  
Bradwell Village, Nr Burford, OX18 4XF  
**Guide Price £385,000**









# 6 Hawthorn Drive

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*A light and spacious well presented two bedroom end-terrace house with planning permission for extension, private garden, garage and parking on this popular development within 2 miles of Burford and in Burford School catchment area.*

## 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

6 Hawthorn Drive is a well presented two bedroom end-terrace house located in the heart of this private development of stone houses. The property comprises an entrance hallway, cloakroom, kitchen - dining room and sitting room downstairs. Whilst upstairs features a master bedroom with en suite shower room and guest bedroom with en suite shower room. There is a private rear garden, separate single garage and parking.

The property has planning permission (approved) for an extension which would give the possibility of a third bedroom and bathroom and a larger open plan kitchen - dining room.

## Approach

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

## Hallway

Timber framed door to:

## Cloakroom

Low level WC with concealed cistern, wash hand basin with cupboard below. Vinyl flooring. Double glazed window to the front elevation. From the entrance hallway, timber framed door to:



### Kitchen - Dining Room

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. Bosch electric oven and grill with five ring gas hob and extractor over. Built-in refrigerator and freezer. Space for washing machine. Part tiled walls. Below stairs storage cupboard. Laminate flooring. Double glazed windows to the rear elevation, uPVC door with glazed insert panel providing direct access into the garden. Timber framed door to:

### Sitting Room

Oak timber flooring. Double glazed windows to the front elevation, uPVC doors with glazed insert panels providing direct access into the garden. From the entrance hallway, stairs with timber balustrade rise to:

### First Floor Landing

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

### Master Bedroom

Range of built-in wardrobes. Double glazed windows with shutters to the front elevation. Timber framed door to:

### En Suite Shower Room

Low level WC with concealed cistern. Wash hand basin, tiled splashback, cupboards and drawers below. Bidet. Walk-in shower with overhead rain effect shower. Tiled walls. Tiled flooring. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

### Bedroom 2

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

### En Suite Shower Room

Low level WC with standard cistern. Wash hand basin and tiled splashback. Mira shower cubicle. Part tiled walls. Vinyl flooring. Double glazed windows to the rear elevation.

### OUTSIDE

6 Hawthorn Drive has a private rear garden. There is a paved patio area adjacent to the back of the house that facilitates outside dining and entertaining. External oil fired central heating boiler. An area of lawn with paved pathway and bordered by timber trellis fencing leads to the far end of the garden with timber garden shed and timber gate providing rear access to the garden. Separate single garage and parking.

### SERVICES

Mains Electricity, Water and Drainage.

Oil fired central heating.

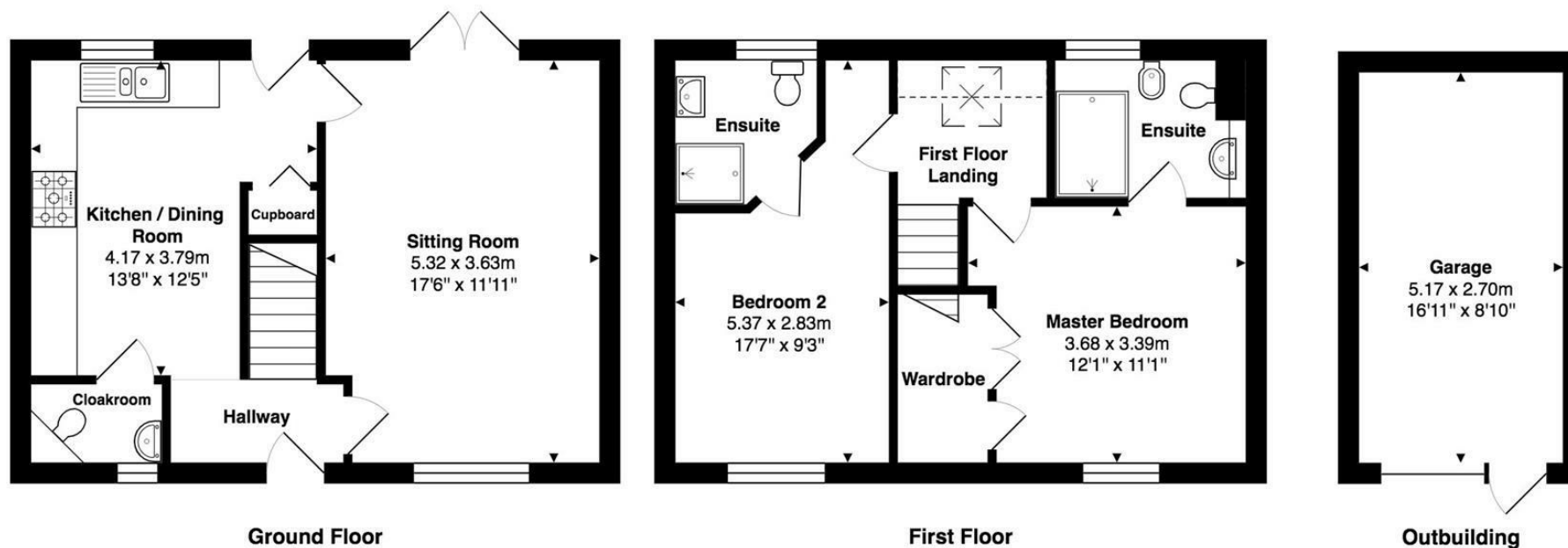
Service Charge: £65.00 per month. This includes: general repairs, maintenance of the drains, waste disposal, road sweeping and gritting, landscaping, maintenance of the public gardens and tree surgery, The Village Handbook and the running and upkeep costs of the Village Hall.

### LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'D' Rate payable for 2025 / 2026 £2433.45







### Approximate Gross Internal Area

Main House 80.4 m<sup>2</sup> / 865 ft<sup>2</sup>  
 Garage 13.9 m<sup>2</sup> / 150 ft<sup>2</sup>  
 Total 94.3 m<sup>2</sup> / 1015 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.

