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# Tayler & Fletcher



158 The Hill  
Burford, OX18 4QY  
**Guide Price £1,950,000**









# 158 The Hill

Burford, OX18 4QY

*A charming and beautifully presented high specification Grade II Listed three bedroom terraced townhouse that has undergone an extensive recent renovation. Private west facing garden with driveway and parking for multiple cars. Located in the heart of Burford.*

## LOCATION

158 The Hill 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, Daylesford Organic Farmshop (10 miles), Estelle Manor (11 miles) and Soho Farmhouse (17 miles) are nearby.

## DESCRIPTION

158 The Hill is a beautifully presented light and spacious terraced townhouse that has undergone an extensive renovation and restoration to an exceptionally high specification. The property is situated in the heart of the town within walking distance to the local amenities and excellent schooling available in Burford.

The property comprises an entrance hall, living room, snug, kitchen, dining room, cloakroom and utility room downstairs whilst there is also a wine cellar in the basement. There are two bedrooms and two bathrooms on the first floor with the master bedroom and en suite shower room on the second floor.

There is a private walled west facing garden to the rear of the house and driveway parking for multiple cars. There is also planning permission for a garage.

## Approach

Timber framed front door with double glazed conservation panels to:

## Entrance Hall

Oak timber flooring with underfloor heating. Double glazed conservation windows to the front elevation. Proceed through to:

## Living Room

Newly discovered and refurbished Inglenook fireplace with oak timber beam above and stone hearth. Exposed stone walls. Exposed oak timber beams. Part panelled walls. Oak timber flooring with underfloor heating. Conservation glazed window to the front elevation. Crittall French doors to:

## Snug

Study area with rising television bracket. Built-in book shelving. Flagstone flooring with underfloor heating. Velux window to the side elevation. Proceed through to:

## Kitchen

Bespoke fitted kitchen. Extensive range of storage cupboards. Breakfast cupboard. Siemens double electric oven and grill. Fisher & Paykel refrigerator and freezer. Siemens dishwasher. Central island with quartz work surfaces, induction hob with extractor, sink unit with Quooker tap, range of cupboards and drawers below and Siemens wine refrigerator. Flagstone flooring with underfloor heating. Recessed ceiling spotlighting. Velux double glazed windows to the side elevations. Proceed through to:

## Dining Room

Canadian maple fitted dining table. Flagstone flooring with underfloor heating. Crittall windows to the rear and side elevations. Crittall French doors providing direct access into the garden. From the kitchen, sliding Crittall door to:

## Cloakroom

Low level WC with concealed cistern and wash hand basin with tiled flashback. Flagstone flooring with underfloor heating. Double glazed window to the side elevation. Proceed through to:

## Boot Room / Utility Room

Stainless steel sink unit with mixer tap. Quartz work surfaces with range of cupboards below. Fitted storage cupboards with space and plumbing for washing machine and tumble dryer. Drying cupboard. Worcester Bosch oil fired central heating boiler. Flagstone flooring with underfloor heating. Double glazed windows to the side elevation. Timber framed door with glazed insert panels providing direct access to the side passageway.

From the living room, re-enforced glass door with steps leading down to:





### Wine Cellar

Built-in stone arches for wine storage and adequate room for dining - wine tasting table and chairs. Cupboard housing the hot water tank. From the living room, stairs with timber balustrade rise to:

### First Floor Landing

Exposed oak timber beams. Timber framed door to:

### Bedroom 2

Built-in wardrobes. Recessed ceiling spotlighting. Double glazed window with window seat to the front elevation. Timber framed door to:

### En Suite Bathroom

Low level WC with concealed cistern. Wash hand basin with mixer tap and drawers below. Rolltop bath with shower attachment. Walk-in shower with overhead rain effect shower and all mounted shower attachment. Heated towel rail. Wall mounted vanity cupboard. Marble walls and flooring with underfloor heating. Recessed ceiling spotlighting. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

### Bedroom 3

Exposed oak timber beams. Recessed ceiling spotlighting. Double glazed conservation window with window seat to the front elevation. From the first floor landing, timber framed door to:

### Family Bathroom

Low level WC with concealed cistern. Wash hand basin with mixer tap. Shower cubicle with overhead rain effect shower and wall mounted shower attachment. Heated towel rail. Marble walls and flooring with underfloor heating. Recessed ceiling spotlighting. Double glazed windows to the rear elevation. From the first floor landing, stairs with timber balustrade rise to:

### Master Bedroom

Vaulted ceiling with exposed oak timber beams. Exposed stone walls. Range of built-in wardrobes and drawers. Double glazed conservation windows with black out blinds to the front and rear elevations. Electric Velux double glazed window to the rear elevation. Proceed through to:

### En Suite Shower Room

Low level WC with concealed cistern. Wash hand basin with mixer tap and drawers below. Walk-in shower cubicle with overhead rain effect shower and wall mounted shower attachment. Heated towel rail. Marble walls and flooring with underfloor heating. Exposed oak timber beams. Velux double glazed window to the rear elevation. Dressing area with eaves storage.

### OUTSIDE

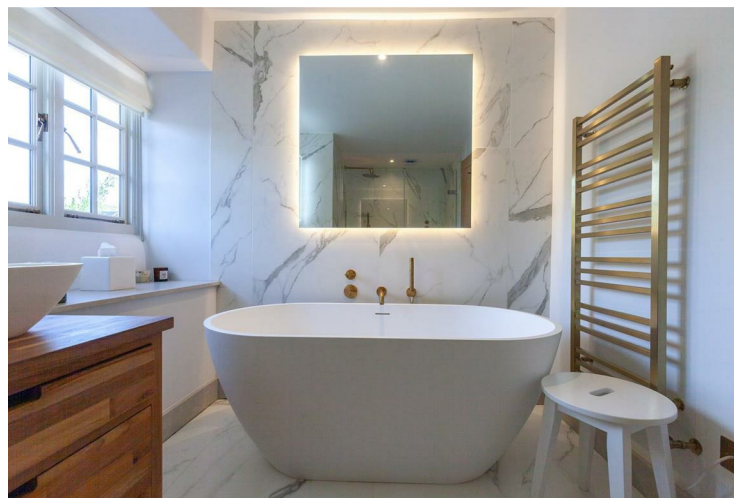
158 The Hill has a private rear west facing walled garden. A feature of the garden is the fact that it is low maintenance and has been beautifully landscaped by the current owners. There is a paved patio adjacent to the rear of the dining room with steps leading to a raised paved area of garden that is bordered by Cotswold stone walling. This area facilitates outside dining and entertaining with a bar area served by electricity. Side storage cupboard. Sunken pathway lighting. A timber framed gate leads to the gravelled parking area with parking for multiple cars. Access to the parking area is off Sweeps Lane and Tanners Lane. There is planning permission for a garage. There is also access to the rear of the property via a private pathway from the High Street.

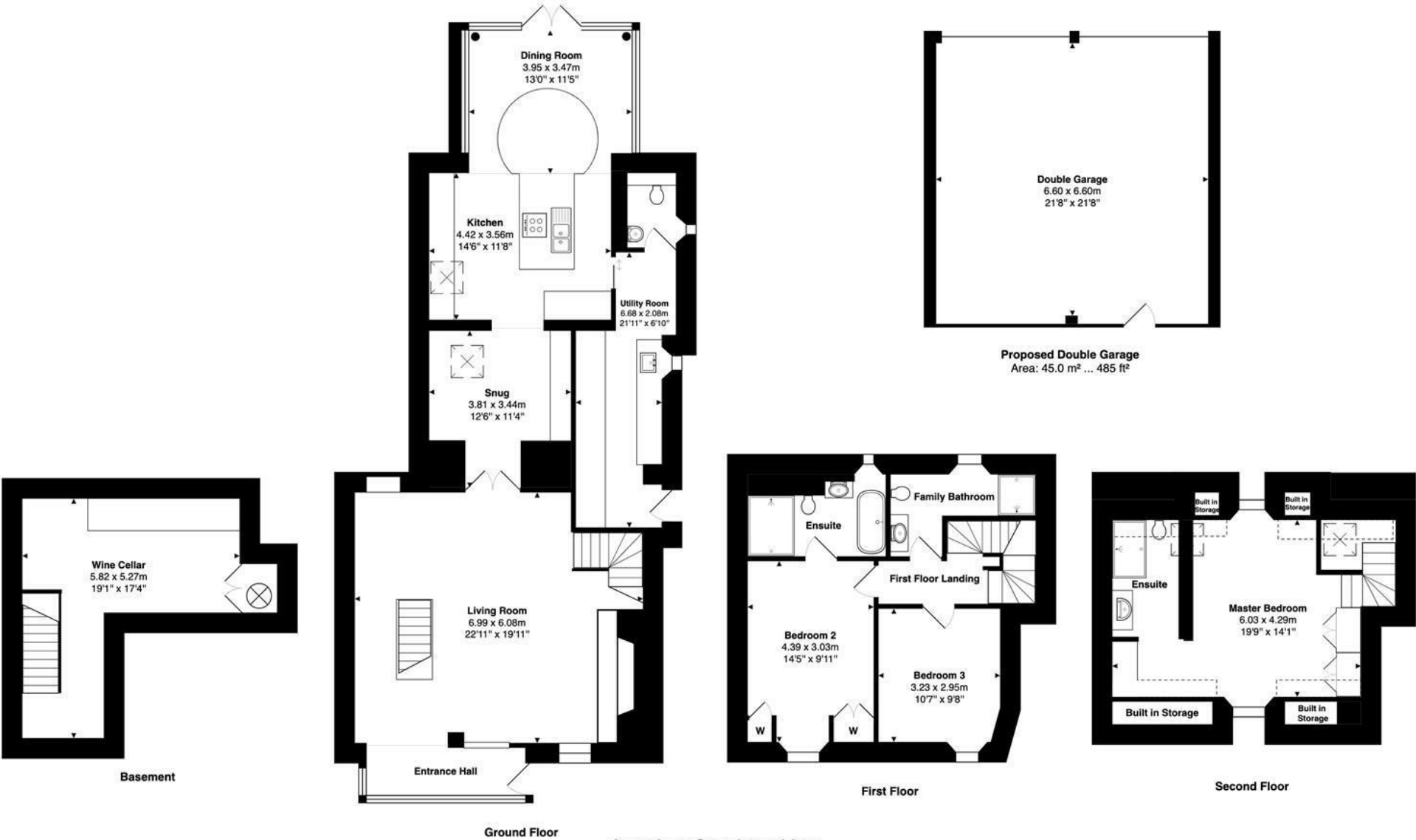
### SERVICES

Mains electricity and water. Oil fired central heating. Broadband available.

### LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'G' Rate payable for 2025 / 2026 £4055.75





Reduced headroom (less than 1.5 m / 5 ft)

Approximate Gross Internal Area  
Main House 202.1 m<sup>2</sup> / 2175 ft<sup>2</sup>

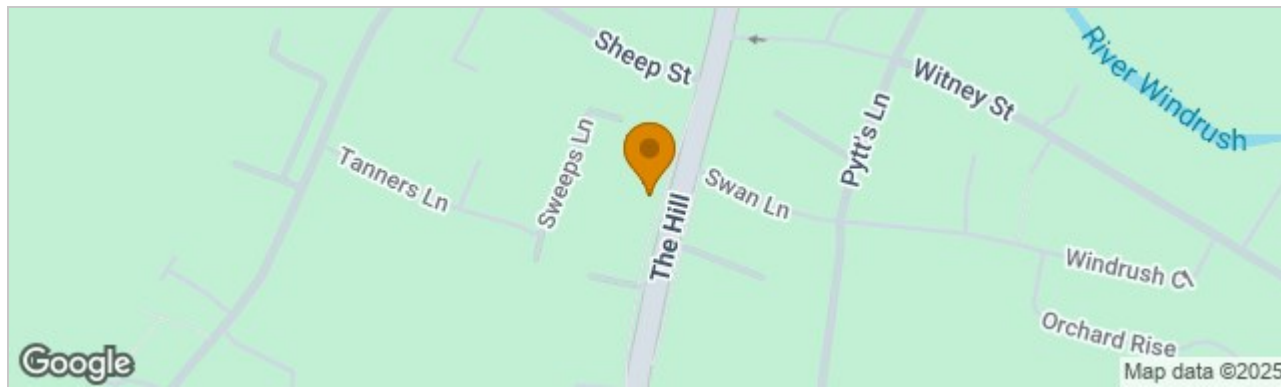
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as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