

established 200 years

Tayler & Fletcher



50 Witney Street

Burford, OX18 4SN

Guide Price £399,000





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A two bedroom terraced house with private rear south facing garden located in the heart of Burford within walking distance to all local amenities. No onward chain.

LOCATION

50 Witney Street 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

50 Witney Street is a terraced house that is situated within close walking distance to the local amenities available in Burford. It is the first time the property has come onto the market in 60 years.

The property comprises an entrance lobby, hall, kitchen, sitting room, conservatory and shower room downstairs. The shower room also provides utility space. There are two bedrooms and a shower room upstairs. There is a private rear south facing garden. There is scope to modernise and potentially extend the property subject to the necessary planning permissions.

Approach

Paved footpath leading to uPVC front door with glazed insert panels and lintel above to:

Lobby

Wood laminate flooring. Timber framed door with glazed insert panels to:

Hall

Continuation of wood laminate flooring. Timber framed door with glazed insert panels 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. Part tiled walls. Wood laminate flooring. Double glazed windows to the front elevation. From the hall, timber framed door with glazed insert panels to:

Sitting Room

Recessed fireplace with electric coal effect fire and hearth. Wood laminate flooring. Bi-folding doors with glazed insert panels to:

Conservatory

Stone dwarf walls. Tiled flooring. Double glazed windows to the rear and side elevations with translucent roofing. Double glazed French doors providing direct access into the garden. From the lobby, timber framed door with glazed insert panels to:

Shower Room

With low level WC with standard cistern and wash hand basin with tiled splashback. Shower cubicle with wall mounted shower. Space and plumbing for washing machine and tumble dryer. Recessed ceiling spotlighting. Tiled flooring. Double glazed window to the rear elevation and uPVC door with glazed insert panel providing direct access into the garden. From the hall, stairs with timber balustrade rise to:

First Floor Landing

Double glazed window to the front elevation. Timber framed door to:

Bedroom 1

Built-in wardrobe area housing the hot water tank. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

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

Shower Room

Low level WC with standard cistern, wash hand basin with cupboard below and tiled splashback. Shower cubicle with wall mounted shower. Wall mounted vanity cupboard. Tiled walls. Wood laminate flooring. Double glazed windows to the front elevation.

OUTSIDE

50 Witney Street has a private rear south facing garden. This features an area of paved patio adjacent to the rear of the house facilitating outside dining and entertaining. Steps and a paved footpath lead to the main area of garden which features some lawn and mature shrubs and plants bordered by hedging. Garden shed. There is some garden to the front of the house featuring a paved footpath, mature shrubs and plants and bordered by Cotswold stone walling.

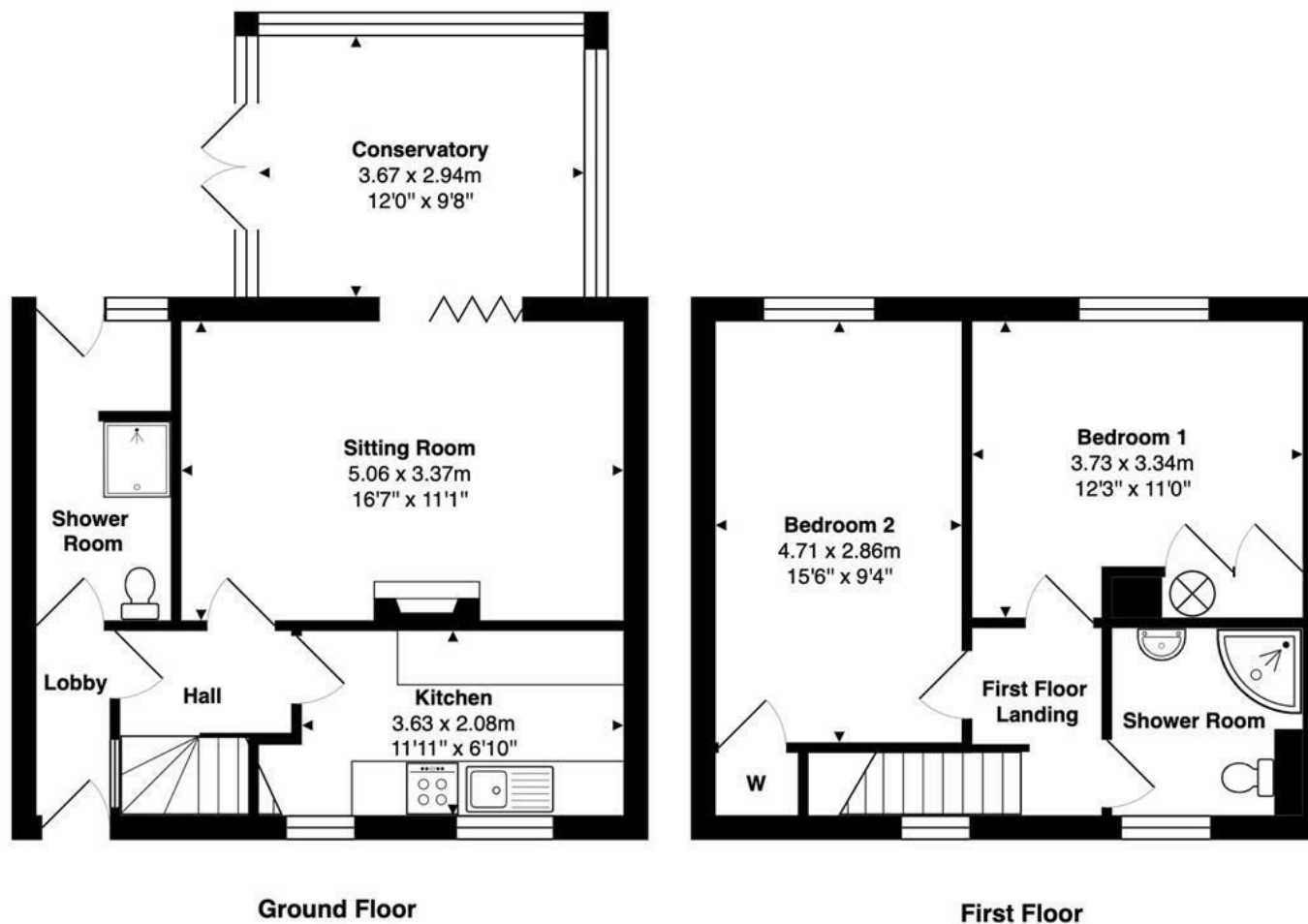
SERVICES

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 2025 / 2026 £2433.45





Approximate Gross Internal Area

85.6 m² / 922 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



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		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	