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Tayler & Fletcher



Long Cottage

Church Lane, Shilton, Nr Burford, Oxfordshire, OX18 4AE

Guide Price £1,300,000





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A charming and beautifully presented four bedroom detached period cottage with a private south facing garden, garage and off road parking located in the heart of this sought after village close to Burford.

LOCATION

Long 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

Long Cottage is a charming and beautifully presented detached period cottage located in a peaceful position within this sought after village close to Burford.

The property comprises an entrance hall, cloakroom, sitting room, study, kitchen, utility room and dining room downstairs. There is the master bedroom with en suite shower room, three guest bedrooms and a family bathroom upstairs. A noticeable feature of Long Cottage are the gardens, which have a south facing aspect and are exquisitely maintained. Within the garden, there is a garden room that includes a sauna - steam room with a garage and workshop at the far end of the garden. There is a private driveway enabling off road parking for multiple cars. The property has undergone an extension and renovation during the current owners' 13 year tenure.

Approach

Paved patio leading to oak timber framed front door to:

Entrance Hall

Flagstone flooring. Recessed ceiling spotlighting. Timber framed door to:

Cloakroom

Low level WC with concealed cistern and wash hand basin with mixer tap and tiled splashback. Wall mounted vanity cupboard. Flagstone flooring. Double glazed window to the rear elevation. From the entrance hall, timber framed door to:

Sitting Room

Inglenook fireplace with wood burning stove, stone surround, oak timber beam above and hearth. Exposed oak timber beams. Triple glazed windows to the front and side elevations. Timber framed door with triple glazed insert panels providing direct access into the garden. Proceed through to:

Study

Exposed oak timber beams. Triple glazed windows to the front elevation. Proceed through to:



Kitchen

Inglenook fireplace with wood burning stove, stone surround, oak timber beam above and hearth. Exposed oak timber beams. Modern fitted storage units to the wall and base level with granite overlay work surfaces. Sink unit. Esse electric range cooker with extractor above. Part tiled walls. Dishwasher. Refrigerator and freezer. Flagstone flooring. Recessed ceiling spotlighting. Velux double glazed windows to the rear elevation. Timber framed door to:

Utility Room

Timber work surface with space and plumbing below for washing machine and tumble dryer. Range of wall mounted cupboards. Belfast sink unit. Wine refrigerator. Space for refrigerator and freezer. Timber flooring. Double glazed windows to the side elevation. Timber framed door with triple glazed insert panels providing direct access into the garden. From the kitchen, proceed through to:

Dining Room

Exposed oak timber beams. Flagstone flooring. Double glazed lantern window. Double glazed windows to the front and side elevations. Double glazed bi-folding doors providing direct access into the garden. From the entrance hall, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to built-in wardrobe. Timber framed door to dressing area off the Master Bedroom. Exposed oak timber beams. Velux double glazed window to the rear elevation. Timber framed door to:

Master Bedroom

Range of built-in wardrobes. Exposed oak timber beams. Hatch providing access to loft storage. Triple glazed windows to the front elevation. Timber framed door to:

En Suite

Low level WC with standard cistern, wash hand basin with splashback. Walk-in shower cubicle with overhead rain effect shower. Chrome heated towel rail. Part tiled walls. Tiled flooring. Exposed oak timber beams. Triple glazed windows to the front elevation. From the first floor landing, timber framed door to:

Bedroom 2

Exposed oak timber beams. Triple glazed windows to the front elevation. From the first floor landing, timber framed door to:

Bedroom 3

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

Bedroom 4

Exposed oak timber beams. Triple glazed windows to the front elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback. Wall mounted vanity cupboard. Panelled bath with shower attachment. Walk-in shower cubicle with overhead rain effect shower. Chrome heated towel rail. Part tiled walls. Tiled flooring. Double glazed window to the rear elevation.

OUTSIDE

Long Cottage has a private south facing garden that has been exquisitely maintained by the current owners during their tenure. There is an area of paved patio adjacent to the dining room. Pathway leads to a timber framed garden room housing a sauna and steam room with decking outside facilitating outside dining and entertaining. A large area of lawn bordered by mature shrubs and plants and Leylandii hedging with pathway leads to the far end of the garden. It is here that you will find a greenhouse, gazebo area, workshop and garage with a private driveway enabling off road parking for multiple cars.

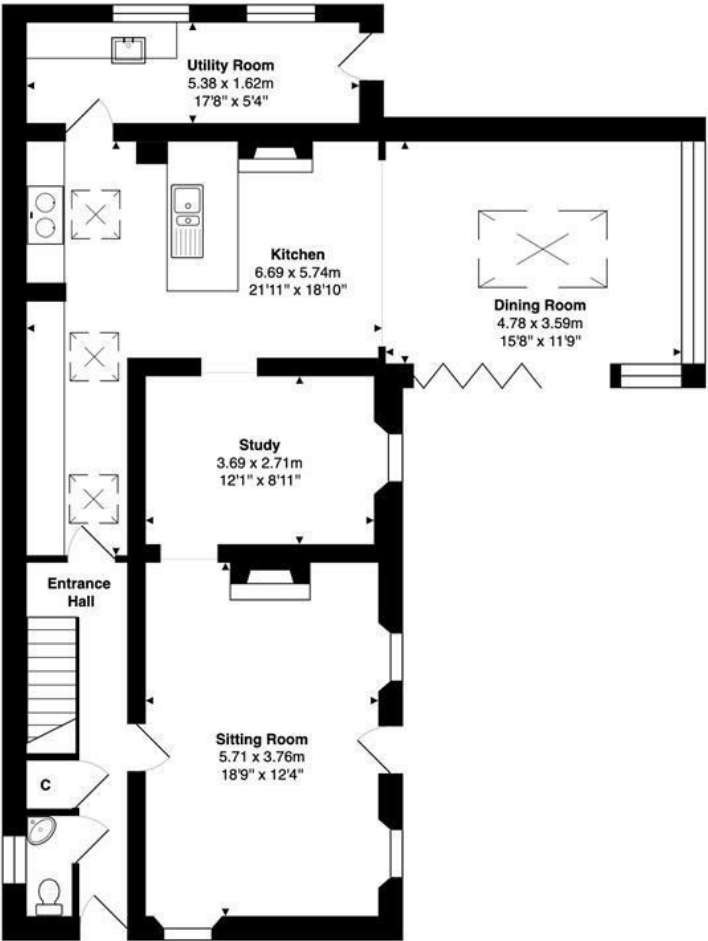
SERVICES

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

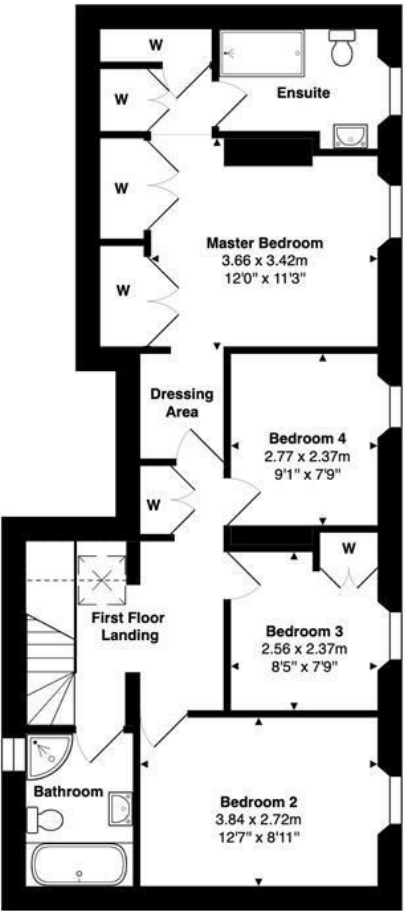
LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'F' Rate payable for 2025 / 2026 £3371.37

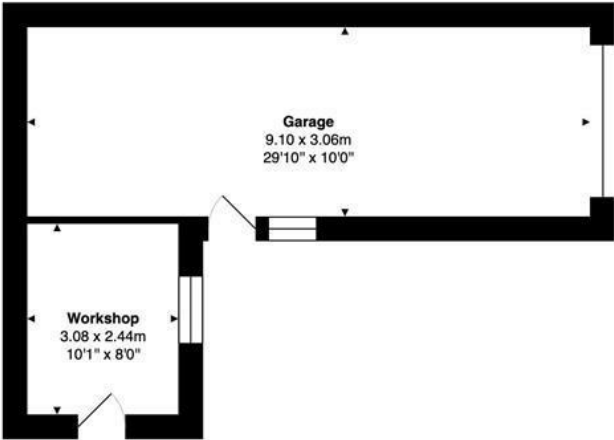




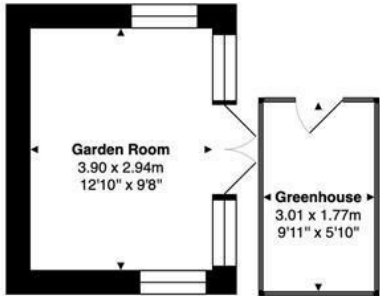
Ground Floor



First Floor



Outbuilding 1



Outbuilding 2

Outbuilding 3

Approximate Gross Internal Area

Main House 165.7 m² / 1783 ft²
Outbuilding 1 35.6 m² / 383 ft²
Outbuilding 2 11.3 m² / 122 ft²
Outbuilding 3 5.4 m² / 58 ft²
Total 218.0 m² / 2346 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		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	