

established 200 years

Tayler & Fletcher



2 Forest Grove
Cotswold Gate, Burford, OX18 4FF
Guide Price £725,000





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A well presented and spacious four bedroom detached house with landscaped garden, garage and parking located on a corner plot on this popular development on the edge of Burford close to all local amenities and excellent schools.

LOCATION

2 Forest Grove is situated within the exclusive Cotswold Gate development on the edge 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.

Local activities include Burford Golf Club and River Windrush walks, both of which are within walking distance of 2 Forest Grove. Meanwhile, there is a strong community involving the St John the Baptist Church whilst there is an active programme of events taking place through the Warwick Hall.

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 (9 miles), Kemble (22 miles) and Kingham (9 miles) and a local bus network.

DESCRIPTION

2 Forest Grove is a high specification detached house that was built by Lioncourt Homes in 2021. The property is therefore less than five years old and comes with a 10-year NHBC.

The property comprises an entrance hall, cloakroom, kitchen - dining area, sitting room and study downstairs on the ground floor whilst there is the master bedroom with en suite shower room, three guest bedrooms and a shower room upstairs on the first floor. There are therefore a total of four bedrooms and two bathrooms. There is a private rear south west facing landscaped garden together with a garage and driveway parking.

Approach

Paved pathway leading to timber framed front door with glazed insert panels and overhead porch area to:

Entrance Hall

Timber parquet flooring. Timber framed door to:

Cloakroom

Low level WC with standard cistern, wash hand basin with splashback and cupboard below. Recessed ceiling spotlighting. Timber parquet flooring. From the entrance hall, timber framed door to:

Kitchen

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Silestone work surfaces. Sink unit with mixer tap and tiled splashback. Bosch electric oven and microwave. Bosch five ring induction hob with extractor above. Integrated dishwasher, washing machine, refrigerator and freezer. Recessed ceiling spotlighting. Timber parquet flooring. Double glazed windows with shutters to the front elevation. Proceed through to:

Dining Area

Continuation of timber parquet flooring. Double glazed windows with shutters to the side elevation. Double glazed windows to the rear elevation. Double glazed French doors providing direct access into the garden. From the entrance hall, timber framed door to:



Sitting Room

Electric coal effect fire. Built-in book shelving with recessed spotlighting. Timber parquet flooring. Double glazed windows to the rear elevation. Double glazed French doors providing direct access into the garden. Bi-folding shutters. From the entrance hall, timber framed door to:

Study

Timber parquet flooring. Timber framed door to below stairs storage cupboard. Double glazed windows with shutters to the front elevation. From the hallway, stairs with timber balustrade rise to:

First Floor Landing

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

Master Bedroom

Built-in wardrobes. Double glazed windows with shutters to the rear elevation. Timber framed door to:

Ensuite Shower Room

Low level WC, wash hand basin with mixer tap, tiled splashback and drawers below. Shower cubicle with overhead rain effect shower and wall mounted shower attachment. Tiled walls. Chrome heated towel rail. Recessed ceiling spotlighting. Wood effect tiled flooring. Double glazed window with shutters to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

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

Bedroom 3

Double glazed windows with shutters to the front elevation. From the first floor landing, timber framed door to:

Bedroom 4

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

Shower Room

Low level WC, wash hand basin with mixer tap, tiled splashback and drawers below. Shower cubicle with overhead rain effect shower and wall mounted shower attachment. Tiled walls. Chrome heated towel rail. Recessed ceiling spotlighting. Wood effect tiled flooring. Double glazed window with shutters to the front elevation.

OUTSIDE

2 Forest Grove has a private rear south west facing landscaped garden. There is a paved patio area with overhead canopy adjacent to the back of the house that facilitates outdoor dining and entertaining. This leads to an area of lawn bordered by railway sleepers with stone walling and fencing providing a border to the garden with a timber gate leading to the single garage and driveway parking area located to the side of the house enabling parking for multiple cars. There is also some area of garden located to the front of the property featuring an area of lawn and mature shrubs and plants with a paved pathway.

SERVICES / SERVICE CHARGE

Mains electricity, water and drainage.

Bulk LPG heating and hot water.

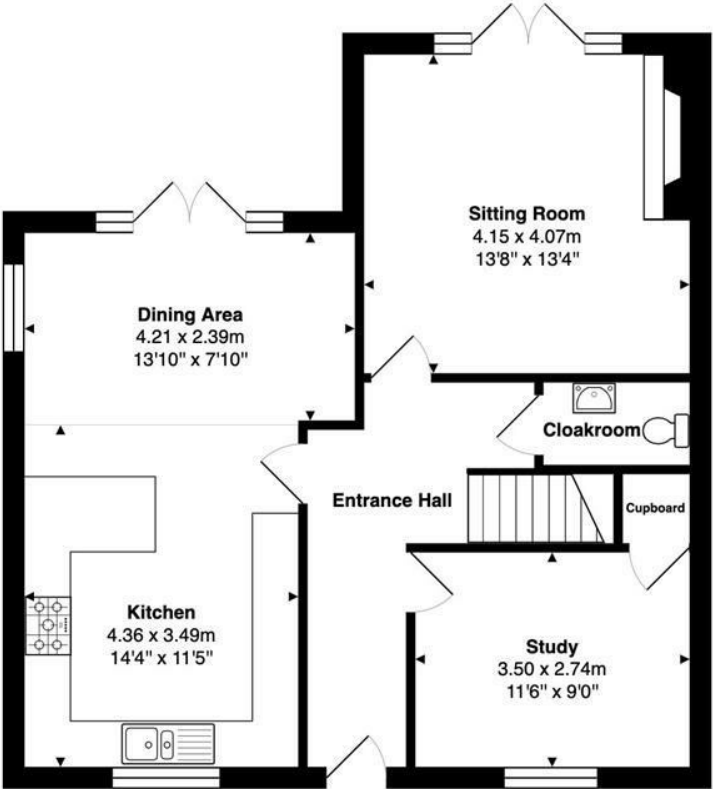
EV charging point.

Service Charge - £129.73 (payable twice a year in May and November) pays for all the upkeep of all the grounds and hedges on the development.

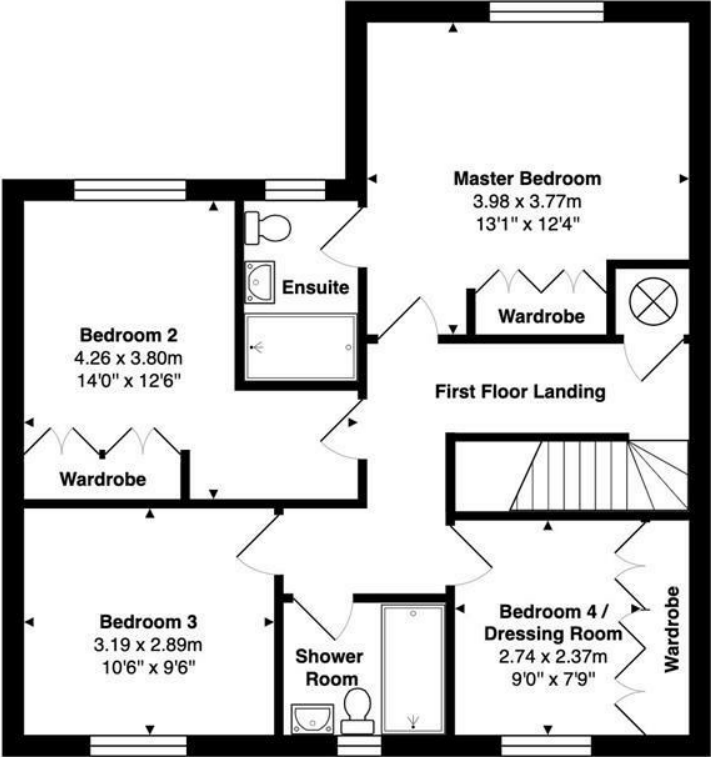
LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'F'
Rate payable for 2025 / 2026 £3514.98

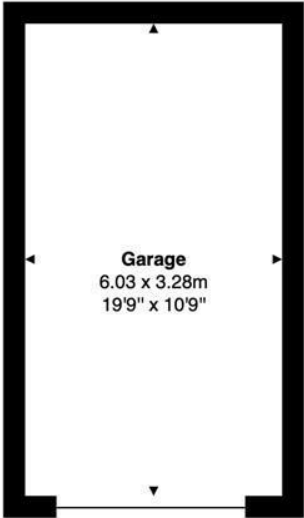




Ground Floor



First Floor



Outbuilding

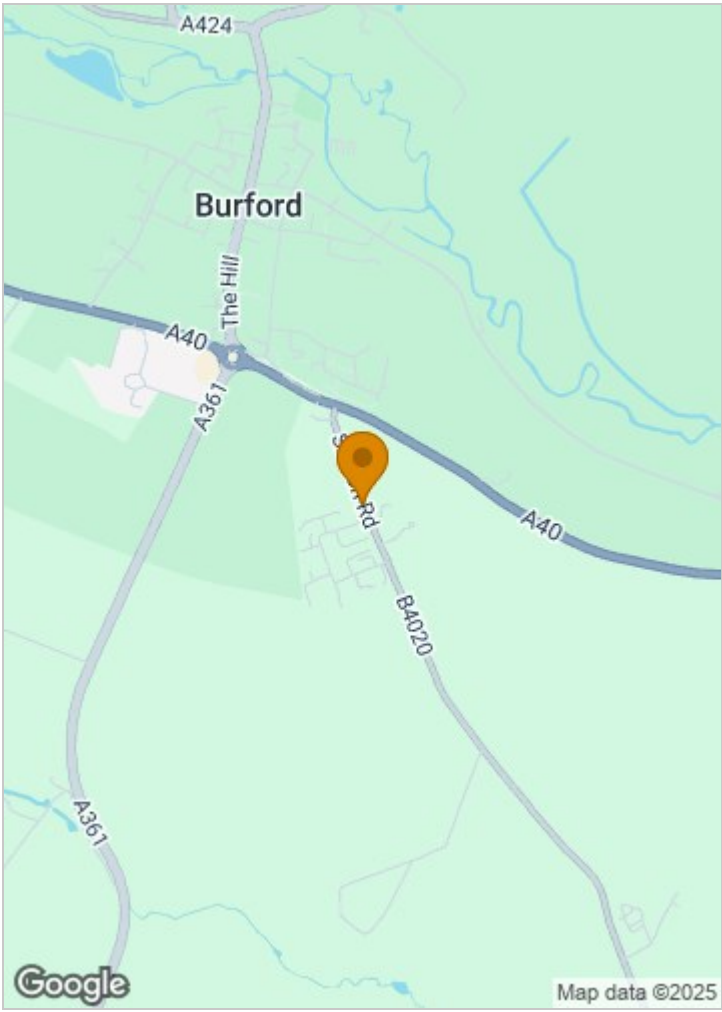
Approximate Gross Internal Area

Main House 134.5 m² / 1448 ft²
Garage 19.7 m² / 212 ft²
Total 154.3 m² / 1661 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		
(82 plus) A		88
(61-81) B		
(49-60) C		77
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC