



THE COTSWOLD LETTING AGENCY

BETTER BY FAR



## Warwick House 25 Lower High Street, Burford, OX18 4RN

£4,500 Per month

Situated at the lower end of Burford's historic High Street, this Grade II listed property enjoys a truly enviable location. Residents benefit from the convenience of being within easy reach of the town's vibrant amenities, including independent shops, charming pubs, and fine dining restaurants. While enjoying a central position, the property also offers a peaceful ambiance, allowing you to fully appreciate the charm and character of this quintessential Cotswold town.

This captivating Grade II Listed townhouse occupies a prime position at the foot of Burford High Street. Meticulously maintained, the property showcases a harmonious blend of period charm and contemporary comfort.

The ground floor welcomes you with a sun-filled drawing room featuring a cosy wood-burning stove. A dedicated study, complete with cellar access, offering a quiet workspace. The elegant dining room boasts an open fireplace, creating a warm and inviting atmosphere. The bespoke kitchen is equipped with modern appliances and seamlessly connects to a utility area. French doors lead from the kitchen to a delightful terrace, perfect for alfresco dining. A convenient cloakroom and additional terrace access complete this level.

Ascending the graceful curved staircase, you'll discover three generously proportioned double bedrooms, each with its own en-suite bathroom. One bedroom also boasts a private dressing room. The top floor houses a fourth double bedroom with an en-suite shower room.

Outside, the enclosed rear garden provides a peaceful retreat, beautifully designed providing a delightful oasis.

Situated in the heart of Burford, this historic residence offers easy access to local amenities, while the surrounding Cotswolds countryside provides endless opportunities for exploration.

