



# PHEASANT COTTAGE

BRIZE NORTON, OXFORDSHIRE



Burford 3 miles, Witney 6 miles, Oxford 19 miles,  
Cirencester 20 miles, Daylesford Organic 14 miles.  
Charlbury Station 10 miles (London, Paddington from  
72 minutes) Oxford Parkway Station 17miles (London  
Marylebone from 55 minutes) (all times & distances  
approximate)

A SPACIOUS FOUR BEDROOM  
DETACHED FAMILY HOUSE  
SITUATED ON A RURAL  
LANE WITHIN EASY REACH  
OF BURFORD, WITH VIEWS  
OVER FARMLAND AND  
A SOUTH WEST FACING  
GARDEN. IN ALL ABOUT  
0.46 ACRES.



**Burford Office:** 2 Lower High Street, Burford,  
Oxfordshire, OX18 4RR T 01993 822325  
E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)  
[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

**The London Office:** 40 St James's Place, London,  
SW1A 1NS. T 0207 839 0888 E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)  
[www.tlo.co.uk](http://www.tlo.co.uk)

Ground Floor: Entrance Porch • Hall • Drawing Room  
Study • Family/Dining Room • Kitchen/Breakfast Room  
Play Room • Utility Room • Cloakroom

First Floor: Galleried Landing • Principal Bedroom with  
En Suite Shower Room • Guest Bedroom with En Suite  
Shower Room • Two Further Double Bedrooms  
Family Bathroom

Outside: Gated Driveway • Detached Double Garage  
Gardens





## DESCRIPTION

Pheasant Cottage is an attractive property standing in mature grounds in a rural location with pleasant views. Built in 2001 this comfortable home has a practical layout with underfloor heating to most of the ground floor and generous storage. The flexible living accommodation is ideal for both a growing family and working from home. The house is set well back from the lane by a generous gated driveway and sits within mature gardens backing onto a wood, yet is within easy reach of the A40 and Burford.

## ACCOMMODATION

### Ground Floor

The broad hallway has double doors to the drawing room, with an elegant minster style fireplace, which in turn leads to the vaulted study, both providing a quiet adult retreat. The kitchen breakfast room is fitted with appliances to include a two oven Aga, integrated fridge, integrated fridge/freezer and integrated dishwasher and is open to the large and sunny family/dining room. There is a good sized playroom/home office off the hall, and a utility room adjacent to the kitchen with a separate door to the garden, ideal for dogs and muddy boots.





## First Floor

Stairs rise to a broad galleried landing with a view across farmland. The vaulted principal bedroom is quietly situated to the rear, with generous built in wardrobes and an en suite shower room. The guest room also features a built in wardrobe and en suite shower room. There are two further double bedrooms, served by the spacious family bathroom, and another large built in wardrobe on the landing.

## OUTSIDE

The gated driveway provides parking for several vehicles and access to the detached double garage with storage in the loft. The gardens surround the house on three sides and are predominantly laid to lawn and enclosed by hedging, with mature trees and shrubs. The broad paved dining terrace adjoining the house is south-west facing and provides an ideal setting for entertaining. In all about 0.46 acres.

## SITUATION & AMENITIES

Pheasant Cottage is just three miles south of the beautiful ancient market town of Burford, with its range of shops, restaurants and other facilities catering for most needs, including a small supermarket, butcher, medical centre, and a highly regarded secondary school. Primary schooling is available in Burford and the nearby villages. Conveniently situated between Oxford and Cheltenham, there are a range of accessible independent schools.

Access to London is via the A40 and M40, with trains to Paddington from the mainline station at Charlbury, and to Marylebone from Oxford Parkway.

There is a broad range of sporting and leisure facilities locally and the neighbouring countryside provides a network of footpaths and bridleways. There are many excellent dining pubs within easy reach.

## SERVICES

Mains electricity. Private drainage to a septic tank (at the end of the garden). Private water supply via a bore hole (the water pump is in the garage, the stopcock is under the utility room sink). Oil fired central heating, with underfloor heating to the ground floor except the study, which has a night storage heater. (The oil tank is behind a fence in the garden, the boiler is in the utility room) Gigaclear super-fast broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars, the carpets and curtains, are included in the sale.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## TENURE

Freehold

## LOCAL AUTHORITY


West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W [westoxon.gov.uk](http://westoxon.gov.uk)

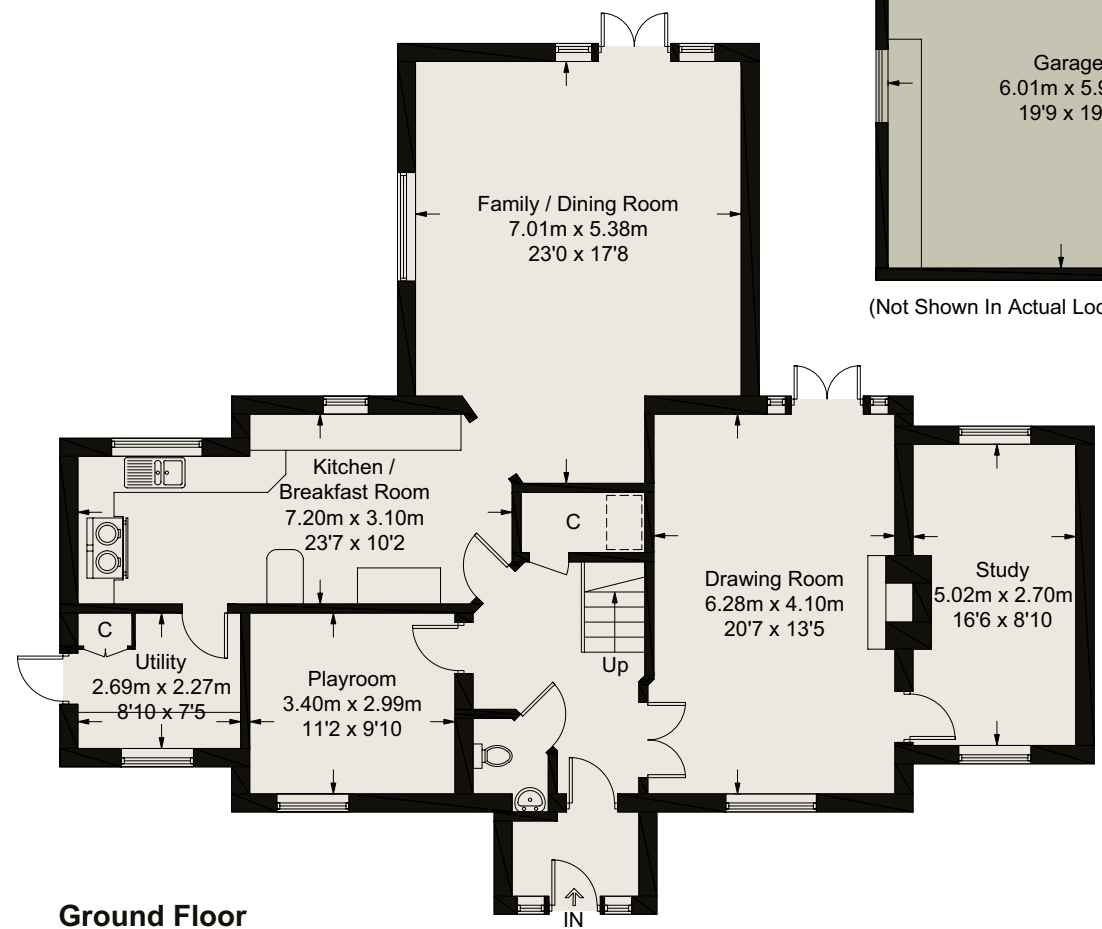
## COUNCIL TAX

Band G

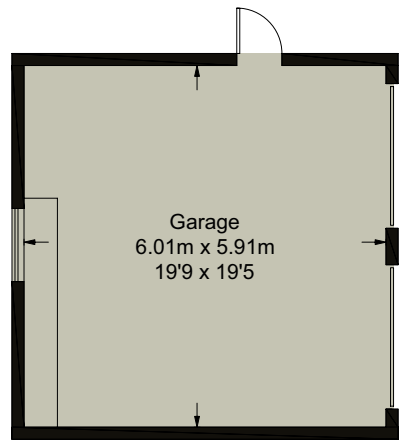




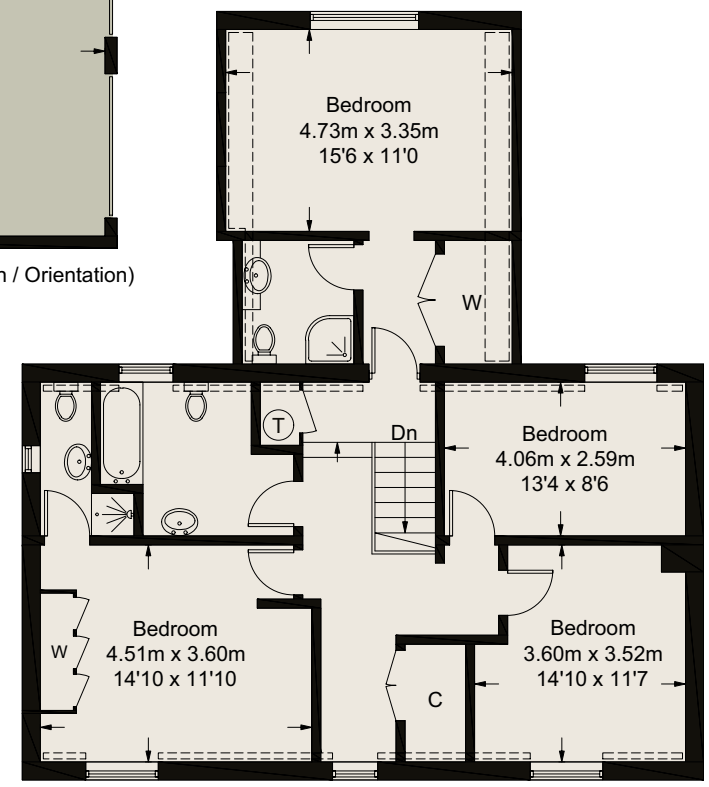
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



(Not Shown In Actual Location / Orientation)



**First Floor**

Approximate Gross Internal Area = 218 sq m / 2347 sq ft  
Garage = 36 sq m / 382 sq ft  
Total = 254 sq m / 2729 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1025329)





## VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)

## DIRECTIONS (POSTCODE OX18 3NY)

From Burford roundabout take the A40 towards Oxford. After 1.9 miles turn right and follow the lane for 1 mile. The gates to Pheasant Cottage will be on the right.

what3words: [anyway.famous.consoles](https://www.what3words.com/anyway.famous.consoles)



[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

**DISCLAIMER** 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: August 2023. Particulars written: November 2023. Brochure by [wordperfectprint.com](http://wordperfectprint.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		65	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

