



BATTYS BARN

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BURFORD, OXFORDSHIRE



Burford 1.4 miles, Bampton 8.2 miles, Witney 9 miles,  
Oxford 20 miles, Oxford Parkway Station 19 miles  
(London Marylebone from 58 minutes) Charlbury  
Station 10 miles (London Paddington from 80 minutes)  
(All times and distances approximate).

## A PRETTY TWO BEDROOM BARN CONVERSION WITH DOUBLE CARPORT AND REAR GARDEN BACKING ON TO OPEN FARMLAND.

**Ground Floor:** Entrance Hall • Cloakroom • Sitting Room  
Open Plan Kitchen/Dining area.

**First Floor:** Two Double Bedrooms • Family Bathroom.

**Outside:** Front and Rear Gardens • Double Carport.



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## DESCRIPTION

Battys Barn is a pretty two bedroom property with high ceilings and a south-westerly facing garden which backs on to open countryside. Ideal as a main residence, countryside bolt-hole or holiday let, situated within 1.4 miles of Burford

## ACCOMMODATION

### Ground Floor

The front door opens into the hallway with vaulted ceiling, stone flooring, a door to the cloakroom and stairs rising to the first floor. Door to Dining area with window to the rear and door to the garden, through room wraps around to the kitchen area with window to the front, dishwasher, fridge freezer, boiler, sink, washing machine, matching wall and base units and stone flooring. The sitting room leads from the dining area with wood flooring, built in cupboard and windows to the front and rear.

### First Floor

From the first floor landing doors lead to the two double bedrooms either end, with velux windows overlooking fields to the rear, eaves storage and vaulted ceilings in both. Between the bedrooms is the family bathroom, with bath, separate shower, wash hand basin, WC and velux window to the rear.

## OUTSIDE

To the front of the property is a gravelled and lawn area, and to the rear, a pretty garden with patio terrace, two decking areas and a raised lawn. The garden is ideal for enjoying the afternoon and evening sun, with views over the surrounding countryside. Shared driveway access leads to a double carport with storage above.

## SITUATION & AMENITIES

Signet is situated on the southern edge of the popular, historic town of Burford. The town has a strong and thriving friendly community with amenities including a wealth of pubs, cafés, shops, schools and golf course. Witney (8.1 miles) offers more comprehensive facilities including Waitrose, Marks & Spencer, a leisure centre and a multi-screen cinema. The cities of Oxford (20 miles) and Cheltenham (22 miles) are within easy reach.

Communications are good, with fast trains to London Paddington taking from 37 minutes from Didcot; London Marylebone can be reached from Oxford Parkway in 55 minutes. The road network is good with access for the M40 at Oxford and Banbury to London and Birmingham respectively or via Cheltenham to the M5 to the south west and the M4 at Swindon to the south. Heathrow Airport is 64 miles away.

The area has a great choice of schooling; Burford primary school, the highly regarded Burford school and boarding school. Private schools in the area include St Hughs, Hatherop Castle and Cokethorpe, with many excellent schools accessible in and around Abingdon and Oxford. There is a broad range of sporting and leisure facilities and the neighboring countryside provides a network of footpaths, bridleways and byways.

## SERVICES

Mains water (stop cock located in the cloakroom) and electricity. Shared drainage sewer-age treatment plant, located in the grounds of the neighboring property. Oil fired central heating (boiler located in the kitchen) and 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 are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but some may be available by separate negotiation.

## 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.







## LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney,  
Oxfordshire T 01993 861000 W westoxon.gov.uk

## COUNCIL TAX

Band D

## VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office  
T 01993 825733 or The London Office T 0207 839 0888.  
E Bur@butlersherborn.co.uk

## DIRECTIONS (POSTCODE OX18 4JQ)

From Burford take the A361 towards Lechlade. After  
approximately 1 mile turn right to Signet and bear left and  
Battys Barn can be found on the right hand side.

what3words: kindness.fruitcake.fixated



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Approximate Gross Internal Area = 119.6 sq m / 1287 sq ft  
(Excluding Carport (Storage Above))

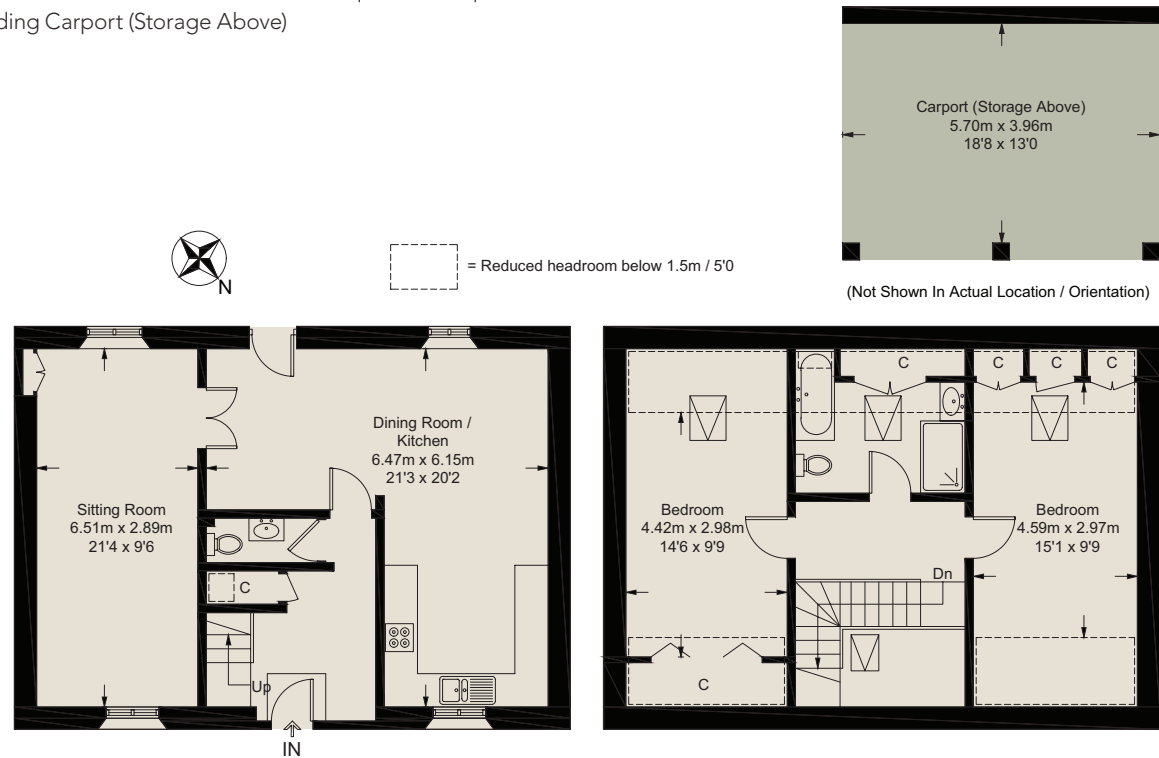


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1061224)

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NB The images of the sitting room, kitchen/dining room and bedrooms have been virtually staged.

