

DONNINGTON HOUSE

182 THE HILL, BURFORD, OXFORDSHIRE



Stow on the Wold 10 miles, Cirencester 17 miles, Oxford 20 miles. Cheltenham 23 miles, Charlbury Station 8 miles (London, Paddington 70 minutes), Oxford Parkway Station 17 miles (London Marylebone 55 minutes) (all times & distances approximate)

A charming Grade II Listed three bedroom property, situated in a prominent position on the hill in Burford with a delightful and private rear garden backing on to parkland.

Ground Floor: Entrance hall/Snug • Dining room
Shower room/Utility • Sitting room • Kitchen

First Floor: Principal bedroom • Bath and shower room
Two further double bedrooms • Fourth bedroom/
Dressing room

Outside: Private rear garden with Summer house

Butler 
Sherborn

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DESCRIPTION

Nestled on The Hill in Burford, Donnington House is an exquisite Grade II Listed Cottage with planning permission to extend to the rear to create a stunning kitchen/breakfast room. Immaculately presented with a plethora of character and charm throughout, the property enjoys many special features such as exposed beams, original fireplaces, stone flooring, window seats and shutters. To the rear, a delightful west facing private garden with well stocked borders which lead down to a summer house/office and beyond to the end which backs on to parkland. Donnington House is ideal as a main home or investment and situated within walking distance of the heart of Burford.

PLANNING

Details can be found on West Oxfordshire District Council website - 22/01751/HHD. Rear Single Storey extension and alterations to rear section of existing house to re-open former blocked doorways to new extension and altering floor to kitchen to remove current ramp and form smaller step and formation of stone outbuilding.



SITUATION & AMENITIES

Burford is a notable small medieval town referred to as 'The Gateway to the Cotswolds', surrounded by the Cotswold Hills, with the River Windrush meandering through the valley, it is within the Cotswold Area of Outstanding Natural Beauty and the historic centre is in a Conservation Area. The town offers a wide range of everyday shopping facilities, including a butcher; newsagent; post office; bakers; and general store. In addition, there are boutiques; restaurants; famous coaching inns; public houses; antique shops and primary and secondary schools in the town. Many fine dining pubs can be found in the surrounding villages. Other historic larger centres such as Oxford, Cheltenham, and Stratford-upon-Avon are within driving distance and provide more extensive amenities and facilities.

Road communications are good with access to the A40 connecting to the M40 to London, and the M5 to the west. Rail stations at Oxford Parkway and Charlbury provide a regular service to London Marylebone and Paddington taking from 55 and 70 minutes respectively.



Cotswold Wildlife Park, Burford. Golf at Burford, Wychwood and Witney. Racing at Cheltenham, Newbury and Stratford-upon-Avon. Theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon.

SERVICES

Mains water, electricity and drainage. electric heating. (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 particulars are included in the sale. Some additional items may be available by separate negotiation.

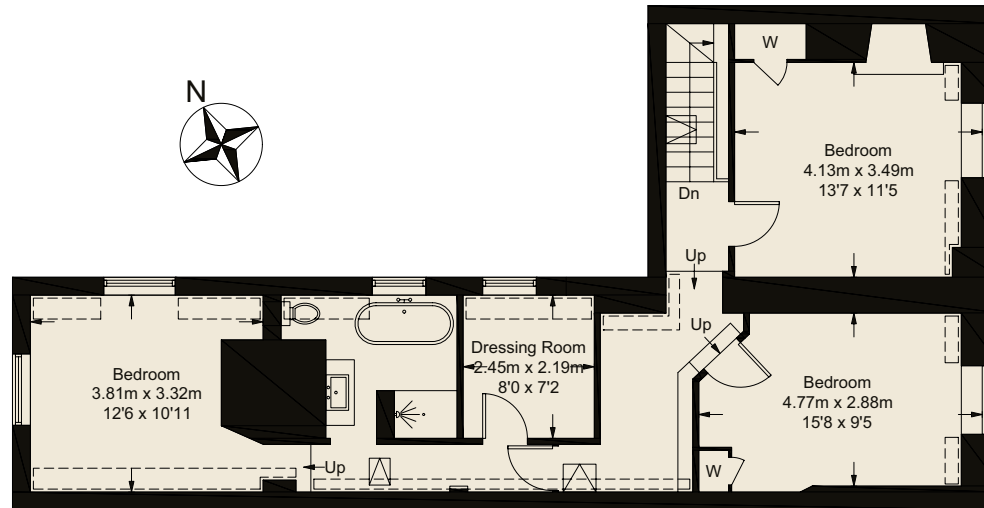
WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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 quasieasements 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.

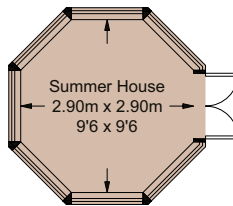
TENURE

Freehold



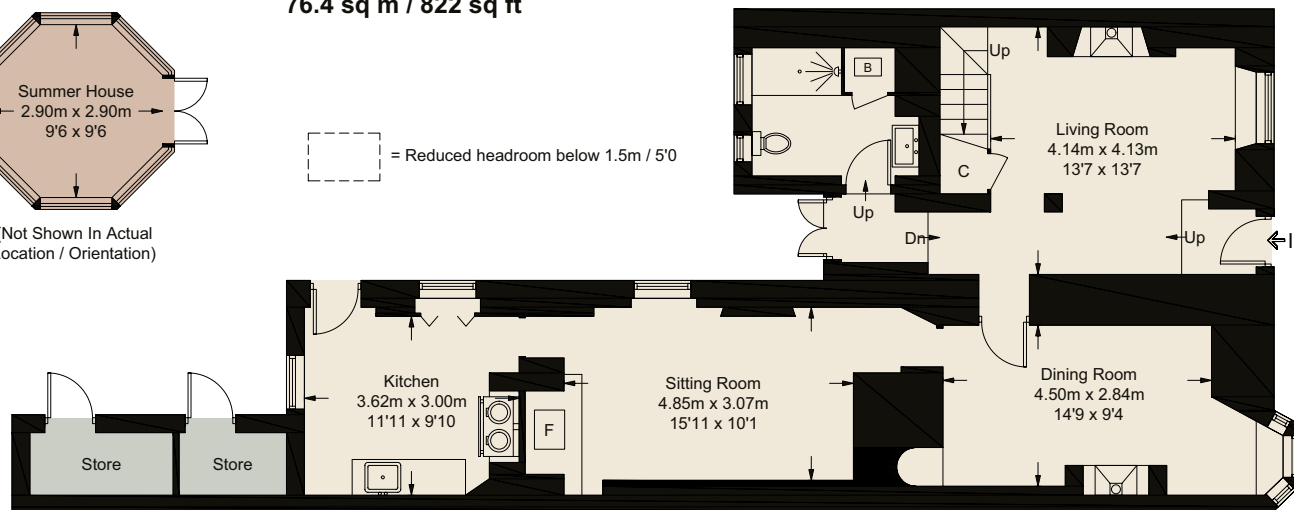


First Floor
76.4 sq m / 822 sq ft



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Ground Floor (Excluding Store)
83.9 sq m / 903 sq ft

Approximate Gross Internal Area = 160.3 sq m / 1725 sq ft

Summer House & Stores = 11.7 sq m / 126 sq ft

Total = 172 sq m / 1851 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1094726)



LOCAL AUTHORITY

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

COUNCIL TAX Band E

VIEWINGS

Please telephone Butler Sherborn, Burford Office
T 01993 822325 or The London Office T 0207 839 0888.
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DIRECTIONS (Postcode OX18 4QY)

From our Burford office, on foot, walk up the High
Street, past Lynwood on the right hand side and at
the top of the hill Donnington House can be found on
the right hand side.

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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 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. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: June 2024. Particulars written: June 2024. Brochure by wordperfectprint.com

