

9 SHEEP STREET

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 detached three/four-bedroom
Cotswold stone property,
conveniently located in the heart
of Burford with courtyard garden,
driveway parking and double garage.**

Butler 
Sherborn

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Ground Floor: Kitchen • Dining room • Utility and Cloakroom • Sitting Room

First Floor: Living Room • Two double bedrooms • WC Family Bathroom

Second Floor: Double Bedroom • Shower Room Playroom/study • Attic Room

Outside: Driveway • Double Garage • Patio and small garden

DESCRIPTION

9 Sheep Street offers a blend of traditional charm and modern comforts, spread across three floors with light and spacious accommodation. Having been owned by the same family for the past 40 years, the house offers a rare and private, yet central location. The property benefits from a stylish kitchen with an atrium roof, which allows plenty of natural light, creating an open and airy atmosphere. Other features such as open fireplaces and solid wood flooring on the ground floor with mullion stone windows. The living room on the first floor enjoys a balcony opening on to the rear.



On the second floor the attic room is a generous size and could be converted to an additional bedroom (subject to necessary building regulations and consents). From this floor there are picturesque views overlooking Burford and its historic church, adding to the property's appeal and sense of place.

OUTSIDE

The rear garden features a patio terrace, providing a perfect outdoor area for dining, with access from both the kitchen and the sitting room. A small lawned garden and feature pond, all of which is surrounded by Cotswold stone walling. Easy to maintain, the rear garden serves well as a good outside entertaining space. Beyond the terrace there is a driveway, providing convenient off-street parking and a double garage, with secure parking for two vehicles or additional storage.

SITUATION & AMENITIES

Burford is a notable small medieval town. The first certain reference to Burford is in the Domesday Book in 1086 when it was a simple agricultural village. Its wealth came initially from the wool trade but later involved the cloth trade and the making of leather goods.

Renowned as "the Gateway to the Cotswolds", Burford is surrounded by the Cotswold Hills, with the River Windrush meandering through the valley. Burford is within the Cotswold Area of Outstanding Natural Beauty and the Burford Conservation Area. The town offers a wide range of everyday shopping facilities, including a butcher, newsagent, post office, baker, bank and general store. In addition, there are boutiques, restaurants, famous coaching inns, public houses, antique shops and primary and secondary schools in the town and surrounding villages.

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. Soho Farmhouse, Daylesford Organic and Estelle Manor are all within easy driving distance of this central town.

SERVICES

Mains water and electricity. Oil fired central heating. Mains drainage. 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 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

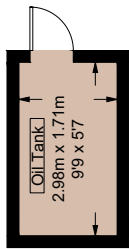
Freehold

LOCAL AUTHORITY

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

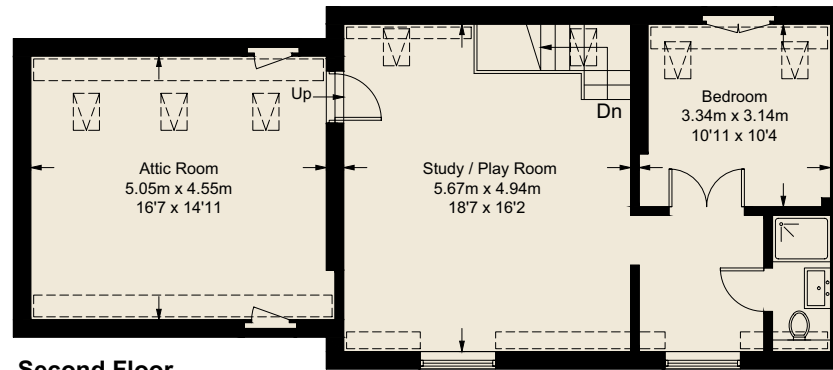
COUNCIL TAX: Band G






Outbuilding

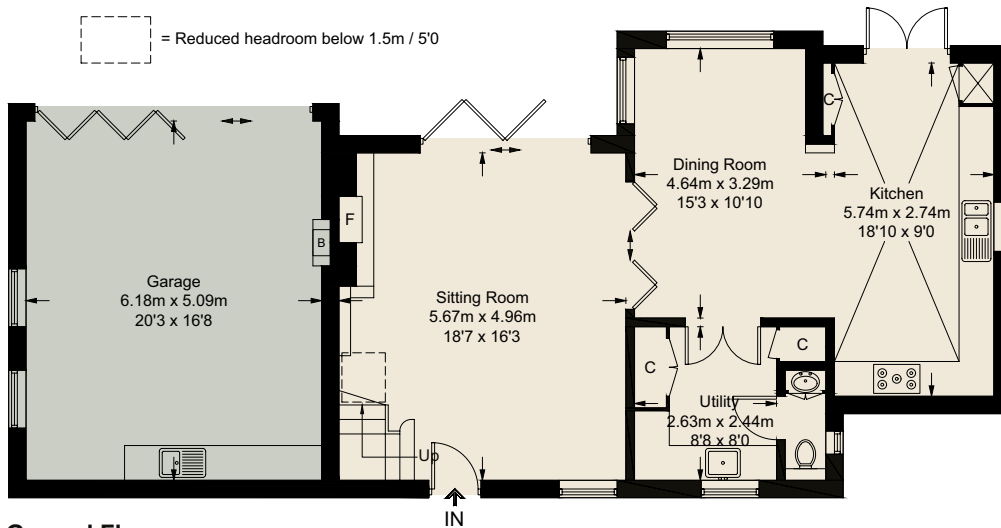
(Not Shown In Actual Location / Orientation)



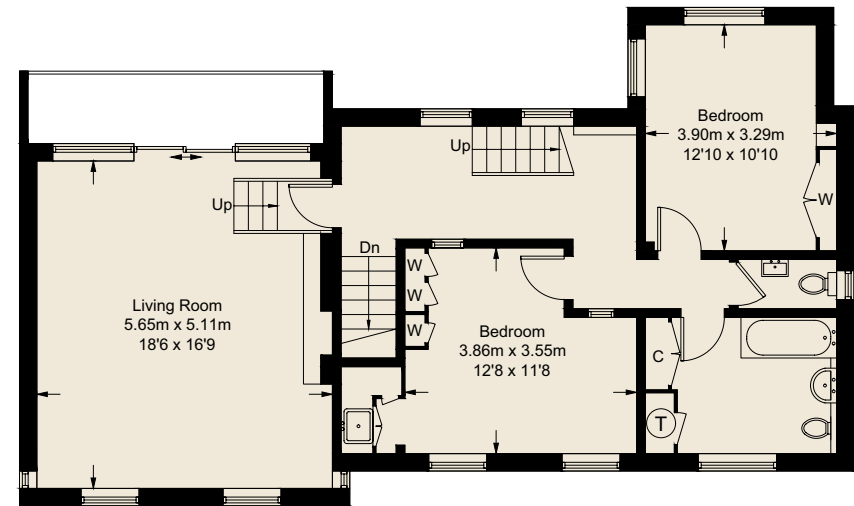
Second Floor
72.5 sq m / 780 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor
70.8 sq m / 762 sq ft



First Floor
83.3 sq m / 897 sq ft

Approximate Gross Internal Area = 226.6 sq m / 2439 sq ft
 Garage / Outbuilding = 37.6 sq m / 405 sq ft
 Total = 264.2 sq m / 2844 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1117170)

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

DIRECTIONS (Postcode OX18 4LS)

From our Burford office proceed up Burford Hill, taking the second turning on the right into Sheep Street. No. 9 Sheep Street, will be found on the left hand side.

what3words: ///promises.managed.cabs



Pubs

The Bull – within walking distance
The Lamb – within walking distance



Schools

Burford Primary & Secondary Schools – within walking distance
Cokethorpe School – 9.3 miles
Hatherop Castle School – 10.5 miles



Train station

Charlbury 8 miles

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