

20 TAYNTON

NR BURFORD, OXFORDSHIRE



Burford 1.5 miles, Cirencester 20 miles,
Oxford 22 miles, Daylesford Organic 10 miles,
Soho Farmhouse 18 miles, Charlbury Station 9 miles
(London, Paddington from 67 minutes), Oxford
Parkway Station 20 miles (London Marylebone from
55 minutes) (all times & distances approximate)

**A charming Grade II Listed three-
bedroom cottage, situated in the
picturesque village of Taynton,
offering an exciting renovation
opportunity.**

Ground Floor: Entrance hall • Kitchen • Dining Room
Sitting Room • Utility/Wash Room

First Floor: Two Bedrooms • Bathroom

Second Floor: Attic Rooms

Outside: Grade II Listed detached stone barn
Orchard • Front garden • Driveway

Butler 
Sherborn

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DESCRIPTION

20 Taynton is spread over three floors and need of complete renovation throughout. Full of potential, the property retains its traditional charm with features like exposed beams and stonework. With the opportunity to transform it into a stunning home, this property is ideal for someone looking to take on a renovation project in a desirable location.

OUTSIDE

In addition to the main house, is a separate stone barn which provides further potential for development, subject to planning permissions. The cottage enjoys a generous garden and includes a separate orchard, offering ample outdoor space and benefits from driveway parking.

SITUATION & AMENITIES

Taynton is one of the most attractive of the small Cotswold villages situated in the Windrush Valley, close to the Gloucestershire/Oxfordshire borders. The valley offers some of the area's most beautiful rolling and partially wooded countryside, whilst the village itself is made up almost entirely of period Cotswold stone houses and cottages, with a fine C14 Church. The charming medieval town of Burford is nearby with excellent facilities for daily shopping, restaurants, pubs and cafes. The larger centres of Cirencester, Cheltenham and Oxford are easily reached for more comprehensive shopping and cultural opportunities.

SERVICES

Mains water and electricity. Private drainage. No heating system. Broadband available in the village. (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 D

VIEWINGS

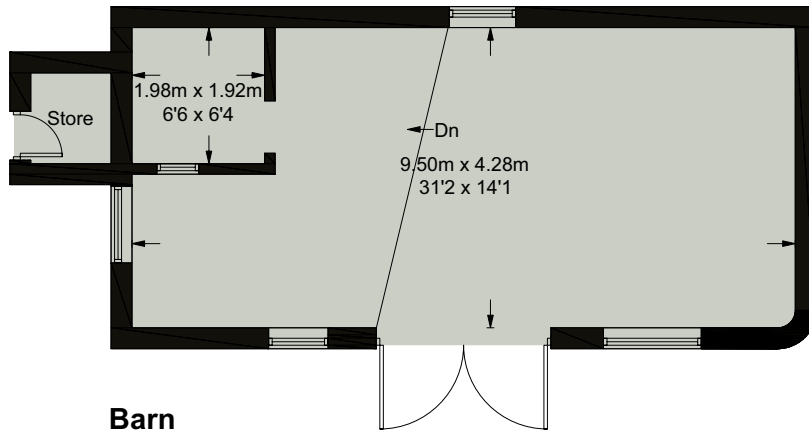
Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E ekaty@butlersherborn.co.uk

DIRECTIONS (Postcode OX18 4UH)


From Burford cross the bridge and take the take the A424 in the direction of Stow on the Wold. As the road bears sharp right, turn left towards Taynton. Shortly after entering the village, take the first left turn towards the church and 20 Taynton can be found immediately on the right hand side.

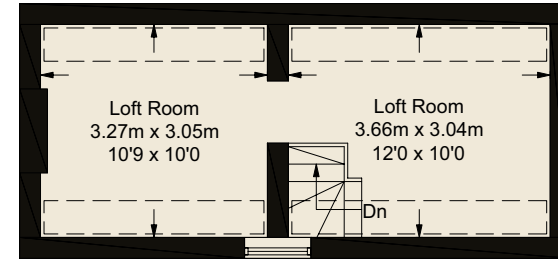
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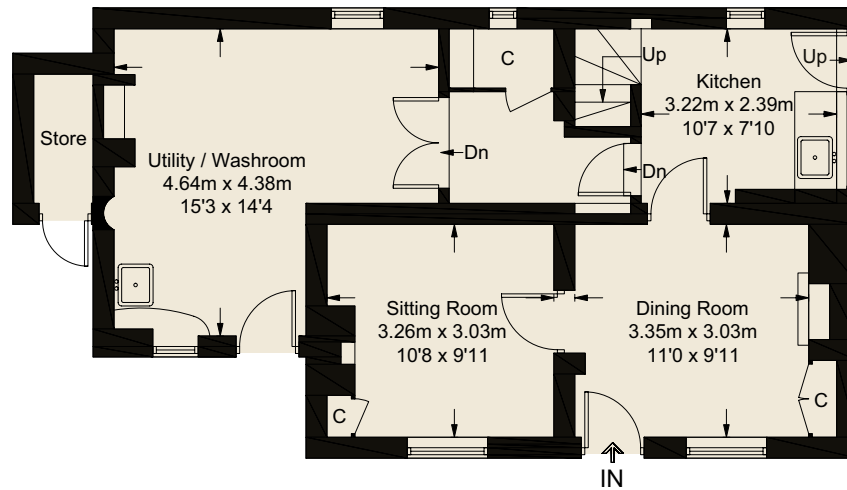


Barn
41.2 sq m / 443 sq ft
 (Not Shown In Actual Location / Orientation)

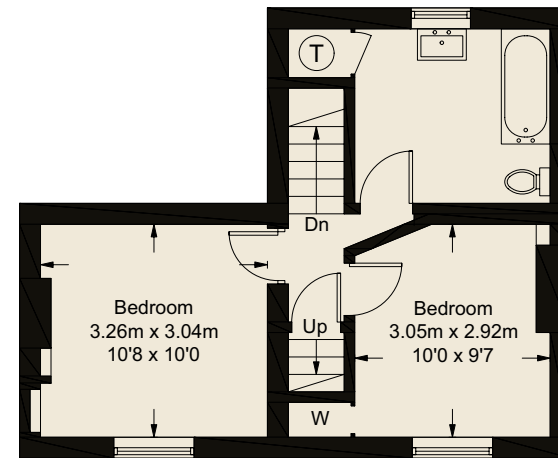
 = Reduced headroom below 1.5m / 5'0



Second Floor
22.3 sq m / 240 sq ft



Ground Floor
56.8 sq m / 611 sq ft



First Floor
32.8 sq m / 353 sq ft

Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft

Barn = 41.2 sq m / 443 sq ft

External Stores = 3.3 sq m / 35 sq ft

Total = 156.4 sq m / 1682 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1125377)



Pubs

The Fox, Barrington – 2.2 miles
The Bull, Burford – 1.8 miles



Schools

Burford Primary School – 1.7 miles
Burford Secondary School – 2.2 miles



Train stations

Charlbury – 9 miles
Oxford parkway – 20 miles



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