

HIGH WALLS

BURFORD ROAD, BRIZE NORTON, CARTERTON



A rare and exciting charming
Cotswold stone cottage in a private
location. Offering good potential
to improve and update with large,
private driveway and garaging, set
within approximately 0.56 acres

Ground Floor: Kitchen/Breakfast room
Sitting/Dining room • Utility room

First Floor: Two double bedrooms • Single bedroom
Bathroom

Outside: Stables • Tack Room • Barn • Garden

Butler 
Sherborn

Burford Office

2 Lower High Street, Burford, Oxfordshire, OX18 4RR

T 01993 822325

E hebe@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk





DESCRIPTION

Having been loved by the same family for the last two generations, High Walls is set in a sheltered location down a private drive with barns and stables. The property is built in Cotswold stone and retains many of its original features including exposed beams and stone fireplace with log burner.

The property would benefit from modernisation, its layout and character features provide the perfect foundation for a truly special renovation set within a private plot.

SERVICES

Mains water and electricity. Oil fired central heating and private drainage. Gigaclear high speed broadband is 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 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

COUNCIL TAX

Band E

VIEWINGS

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



High Walls, Burford Road Brize Norton, Carterton, OX18 3NS



DIRECTIONS (OX18 3NS)

From Burford on the A40. Turn Right onto Burford Road and follow the road approximately 2 miles and you will see a private turning for High Walls on the left hand side.



Pubs

The Masons Arms – 0.4 miles
The Farmers Dog – 2.4 miles
The Rose & Crown – 2.5 miles
The Three Horse Shoes – 3.1 miles



Schools

St John the Evangelist Primary School – 0.5 miles
Burford School – 3.7 miles
Cokethorpe School – 6.7 miles



Train station

Charlbury – 10.6 miles
Oxford Parkway – 15.3 miles



Members Clubs

Estelle Manor – 8.9 miles
The Club by Bamford, Daylesford – 13.4 miles
Soho Farmhouse, Great Tew – 17.4 miles

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