

4 SWEEPS LANE

BURFORD, OXFORDSHIRE



An extremely well-presented, detached three-bedroom house built of Cotswold stone, situated on a quiet lane within easy walking distance of the historic town centre of Burford

Ground Floor: Entrance hall • Sitting Room
Dining room • Kitchen/breakfast room
Utility • Cloakroom

First Floor: Principal Bedroom with adjoining bathroom
Two further double bedrooms • Family Bathroom

Outside: Parking • Rear Garden

Butler 
Sherborn

Burford Office

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

T 01993 822325

E bur@butlersherborn.co.uk

www.butlersherborn.co.uk

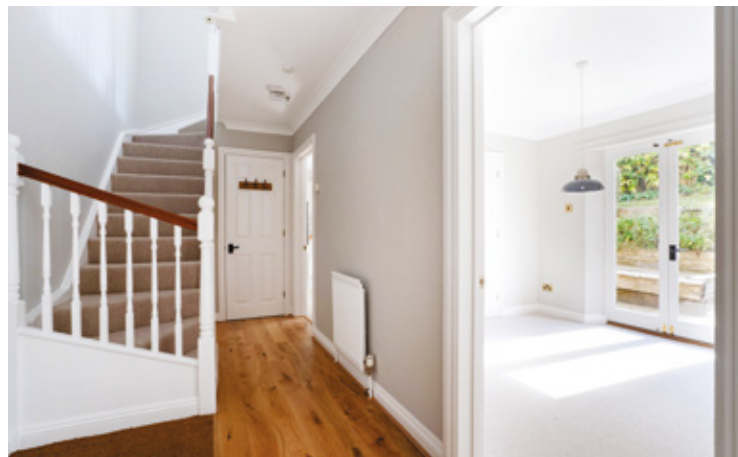
The London Office

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

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk



DESCRIPTION

Built in 1999, this attractive detached stone property is set in a peaceful location within easy walking distance of the centre of Burford. Offering charm, privacy, and convenience, an ideal home for those seeking a tranquil setting close to local amenities. Newly decorated in a neutral palette, creating a calm and contemporary feel throughout. Enjoying a west-facing rear garden with patio, planted borders, and further raised patio terrace ideal for entertaining, capturing the last of the evening sun. To the front a useful stone store and parking.

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

COUNCIL TAX

Band F

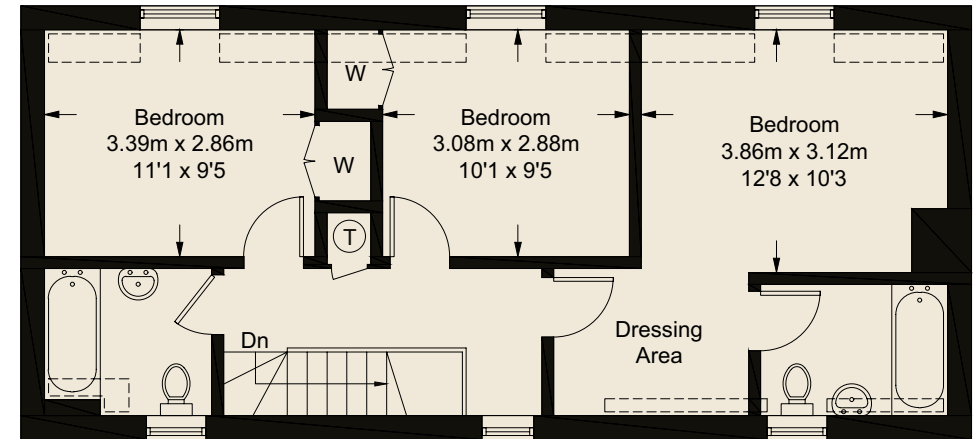
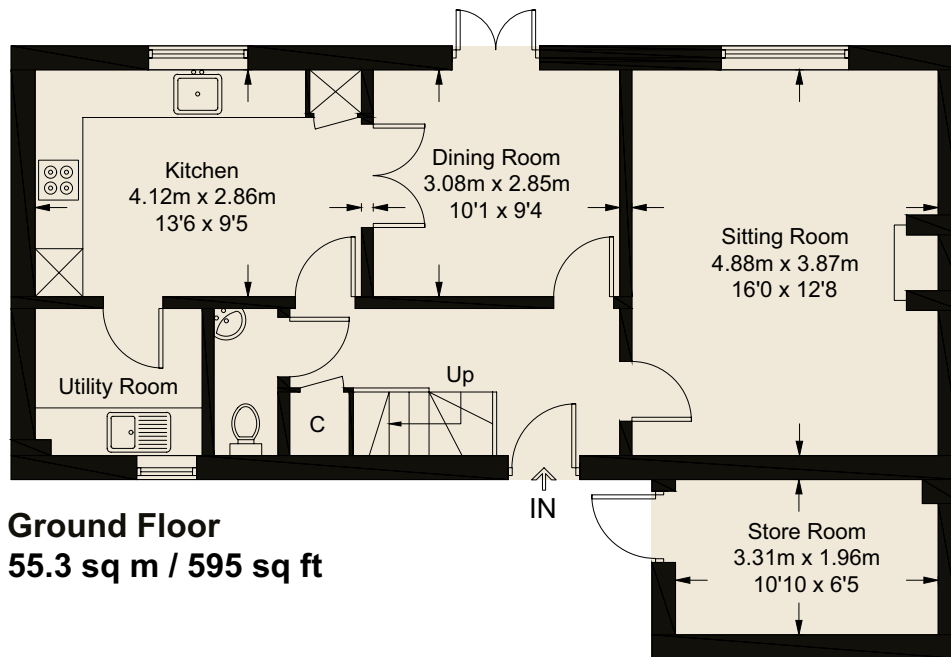
LOCAL AUTHORITY


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

VIEWINGS

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

4 Sweeps Lane, Burford, OX18 4ND



 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft

Store Room = 6.6 sq m / 71.0 sq ft

Total = 116.9 sq m / 1258 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1238762)

DIRECTIONS (OX18 4ND)

From our Burford office proceed up Burford Hill, taking the second turning on the right into Sheep Street. Take the next left to Tanners Lane and at the end of the lane turn left into Sweeps Lane. 4 Sweeps Lane can be found on the left-hand side.

what3words: ///cheetahs.hails.tile



Schools

Burford Primary & Secondary Schools – 0.5 miles
Cokethorpe School – 9.3 miles
Hatherop Castle School – 10.5 miles



Train station

Charlbury – 7 miles
Oxford – 23 miles



Pubs

The Lamb Inn – 0.3 miles
The Bay Tree – 0.3 miles
Bull – 0.3 miles

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