

A charming detached five-bedroom period stone house in a soughtafter village setting with landscaped gardens, home office, parking and driveway

Ground Floor: Entrance porch • Entrance hall/snug Kitchen/breakfast room • Drawing Room Boot room/study • Cloak room

First Floor: Double bedroom with adjoining bathroom Single bedroom/dressing room • Two further bedrooms Family bathroom

Second Floor: Double bedroom with adjoining bath and shower room

Outside: Front garden • Driveway parking • Rear garden Storage shed • Office/summer house with shower room • Covered garden bar



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DESCRIPTION

Dating back to 1825 and situated on a quiet and elevated lane within the village, Easter House is a well-appointed and characterful detached stone residence that perfectly balances period charm with modern family living.

Arranged over three floors, the property offers a huge degree of flexibility throughout with a stunning open plan kitchen/breakfast room, additional reception rooms with snug/formal dining hall, a boot room or office, ideal for those seeking a dedicated ground floor work space.

On the first floor a generous double bedroom with adjoining bathroom, single bedroom/dressing room, two further bedrooms and bedroom suite on the second floor with views to the front.

OUTSIDE

A pretty stone walled garden to the front with well-stocked borders, side gravel driveway and rear patio terrace with further lawned area with mature boarders, enjoying west facing orientation, studio/office with shower room, covered bar, ideal for summer entertaining.

SERVICES

Mains water, private drainage. Oil fired central heating. Fibre 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 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 G

VIEWINGS

Please telephone Katy at Butler Sherborn:

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DIRECTIONS (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. Continue for 1.4 miles through the village and turn left (just before the de-restriction sign). Easter House can be found on the right.

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Pubs

The Bull, Burford – 1.9 miles The Fox, Great Barrington – 2.4 miles The Swan, Swinbrook – 3.3 miles



Schools

Burford Primary and Secondary – 1.6 miles and 2.4 miles Sherborne C of E Primary School – 4.8 miles Kingham Hill School – 10 miles Cokethorp School – 10 miles



Train station

Charlbury - 9 miles Oxford - 21.2 miles



Members Clubs

Estelle Manor – 15.2 miles Soho Farmhouse – 17.6 miles Daylesford Farm- 12.1 miles











Approximate Area = 217.1 sq m / 2337 sq ft
Outbuildings = 13.0 sq m / 140 sq ft
Total = 230.1 sq m / 2477 sq ft
(Excluding Shed / Bar / Void)

Drawn for illustration and identification purposes only



Second Floor

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: February 2025. Particulars written: September 2025. Brochure by wordperfectprint.com



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