



EASTER HOUSE

7 TAYNTON, OXFORDSHIRE

A charming detached five-bedroom period stone house in a sought-after 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

Butler 
Sherborn

Burford Office

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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 borders, 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:

Burford Office - T: 01993 822325 or
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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



