



The Great Lodge

Burford, Oxfordshire





A hidden gem in the heart of the historic Cotswold market town of Burford.

Burford High Street 300 yards, Charlbury Station 8 miles (London Paddington from 70 minutes) Stow-on-the-Wold 10 miles
Cirencester 17 miles, Oxford 20 miles, Cheltenham 22 miles, Easy access to the M4 at J15 approximately 15 miles to the south
(All distances are approximate).


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Summary of accommodation

The Great Lodge

Porch | Drawing room | Dining room | Library | Kitchen/breakfast | Utility room | Cloakroom
Sitting room | Family room | Kitchen/dining room | Cloakroom with shower Five bedrooms | Family bathroom
Galleried studies | Utility room

Cottage

Sitting room | Kitchen/breakfast room | Bedroom with ensuite shower room | Wood store

Gardens and Grounds

Private off-street parking | Beautiful gardens and grounds | Kitchen garden | Orchard
In about approx. 0.5 acres

Situation



Burford is a charming medieval town lying within the Cotswold Area of Outstanding Natural Beauty. The town offers a wide range of everyday shopping facilities, including a butcher, newsagent, post office, baker and general store. In addition, there are boutiques, restaurants, famous coaching inns, public houses, antique shops, art galleries and primary and secondary schools in the town and surrounding villages. The larger centres of Oxford, Cheltenham, Stratford-upon-Avon and Warwick are within driving distance and provide more extensive amenities and facilities.



Road communications are good with access to the A40 connecting to the M40 to London, and the M5 to the west.



Rail stations at Charlbury, Kingham and Oxford provide a regular service to London Paddington.



State and private schooling in the area is outstanding, with schools in Burford, Bourton-on-the- Water, Kingham and Cokethorpe, along with the Oxford schools including the Dragon School, Magdalen College School and a host of others, including Cheltenham Ladies' College and Cheltenham Boys School in Cheltenham.



Sporting and recreational facilities are well catered for with golf courses at Burford, Lyneham, Chipping Norton and Naunton Downs. National Hunt Racing is at Cheltenham, Stratford-upon-Avon, Warwick and Worcester.



The Great Lodge

This Grade II listed charming countryside property exudes a classic and cosy ambience, blending historic architecture with modern inviting interior spaces and a beautiful outdoor setting.

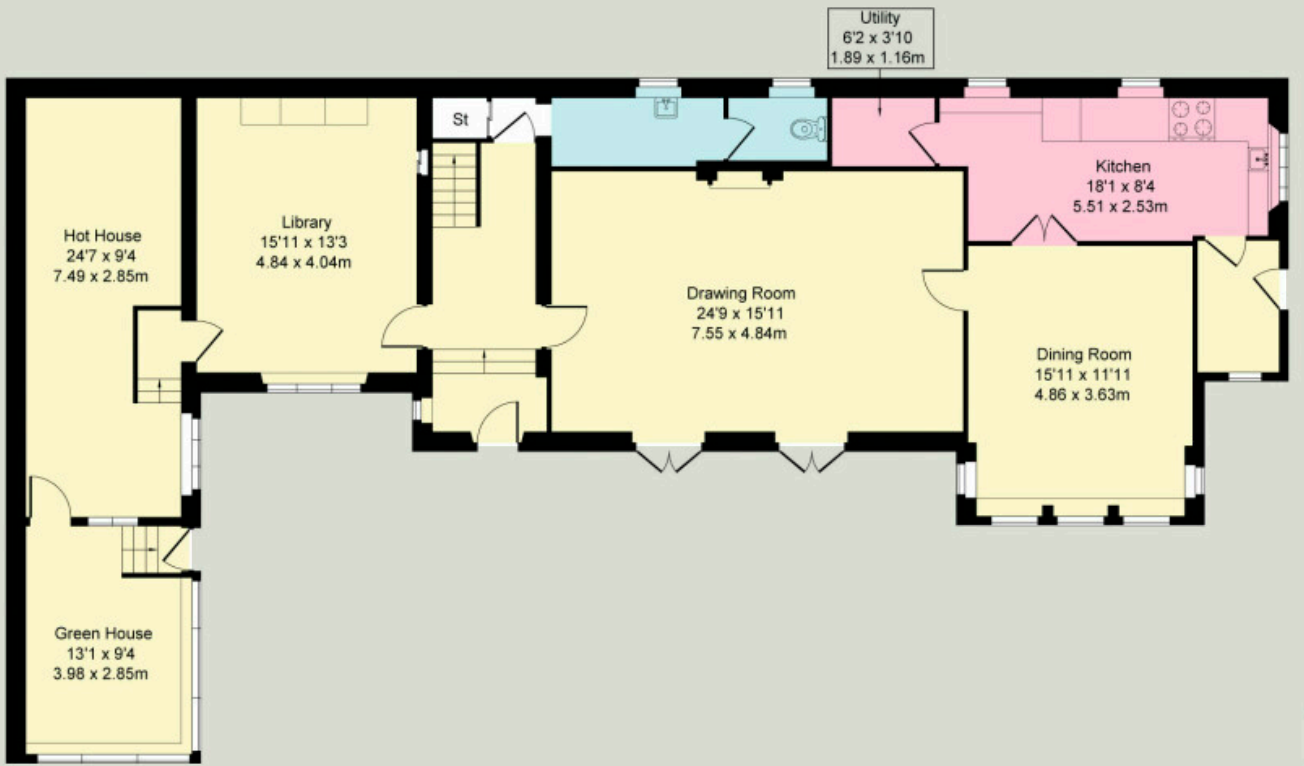
The Great Lodge dates from the 17th century and was converted in the 19th century to create a wonderful home. It was the original carriage house and stables for The Great House, and the separate cottage was built as a garage with a flat above when the original conversion was done in the 1960s by Burford architect F. Russell-Cox.

Internally the property features spacious reception rooms that are designed with a strong sense of proportion. The generous heights of the ceilings create an airy and inviting atmosphere, making the spaces feel even larger and more open. At one end of this central living area, there is a well-equipped kitchen that flows seamlessly into the dining room and the family room. This layout is not only functional but also enhances the overall beauty of the home. The dining room and family room stand out as key features, serving as impressive focal points that are essential to the property's charm and appeal.

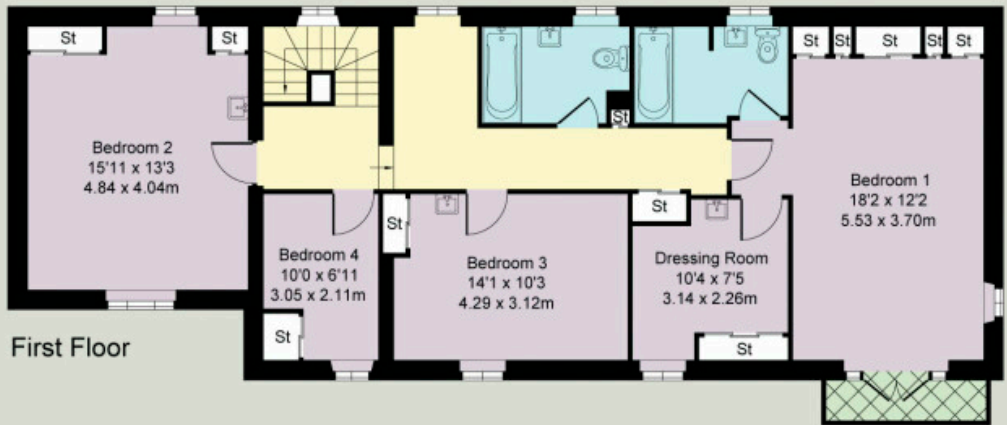
Externally the property features a charming flat lawn, which is well-maintained and provides a welcoming space for outdoor activities or relaxation. Alongside this lawn, there is a designated parking area that offers convenience for residents and guests, ensuring easy access to the property. In addition to this flat area, the property features a raised lawn adorned with a variety of fruit trees, adding a touch of nature and potential for homegrown produce. At the back of the property, there is a large, sloping grassy area that extends up to Swan Lane.



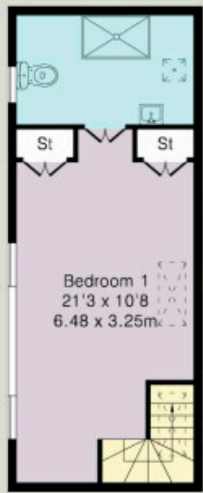




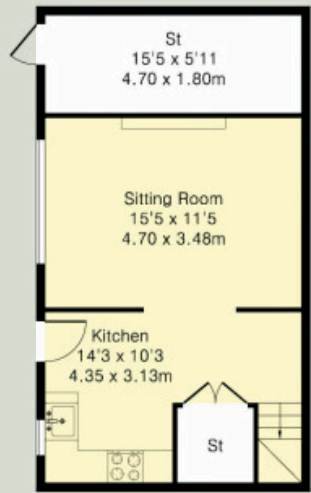
Ground Floor



First Floor



Cottage First Floor



Cottage Ground Floor

Approximate Gross Internal Floor Area
Main House Ground Floor Area: 158 sq m / 1,702 sq ft
Main House First Floor Area: 102 sq m / 1,094 sq ft
Cottage Ground Floor Area: 40 sq m / 434 sq ft
Cottage First Floor Area: 28 sq m / 300 sq ft
Total Area: 328 sq m / 3,530 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



This expansive space not only enhances the visual appeal of the landscape but also provides opportunities for outdoor enjoyment, such as gardening, playing, or simply appreciating the beauty of the surroundings.

Overall The Great Lodge perfectly captures the essence of a countryside retreat with its blend of cosy, well-appointed interiors and beautifully landscaped gardens, providing an idyllic setting for relaxed living and entertaining.

Property Information

Directions: From the High Street in Burford proceed down the hill for approximately 378 metres and turn right into Swan Lane. Continue to the end of the lane and turn left onto Pytt's Lane. The Great House will be found at the junction onto Witney Street on the right.

Tenure: Freehold.

Services: Mains electricity, drainage and water are connected. Oil fired central heating. Telephone line subject to BT transfer regulations.

Local Authority: West Oxfordshire District Council.

Council Tax Band: H

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: October 2024. Photographs dated: September 2024. Capture Property 01225 667287.

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