



THE SHEILING

Burford, Oxfordshire



THE SHEILING

A delightful Cotswold stone family home in a tranquil setting on the edge of Burford.



3



3



3

EPC

TBC

Local Authority: West Oxford District Council

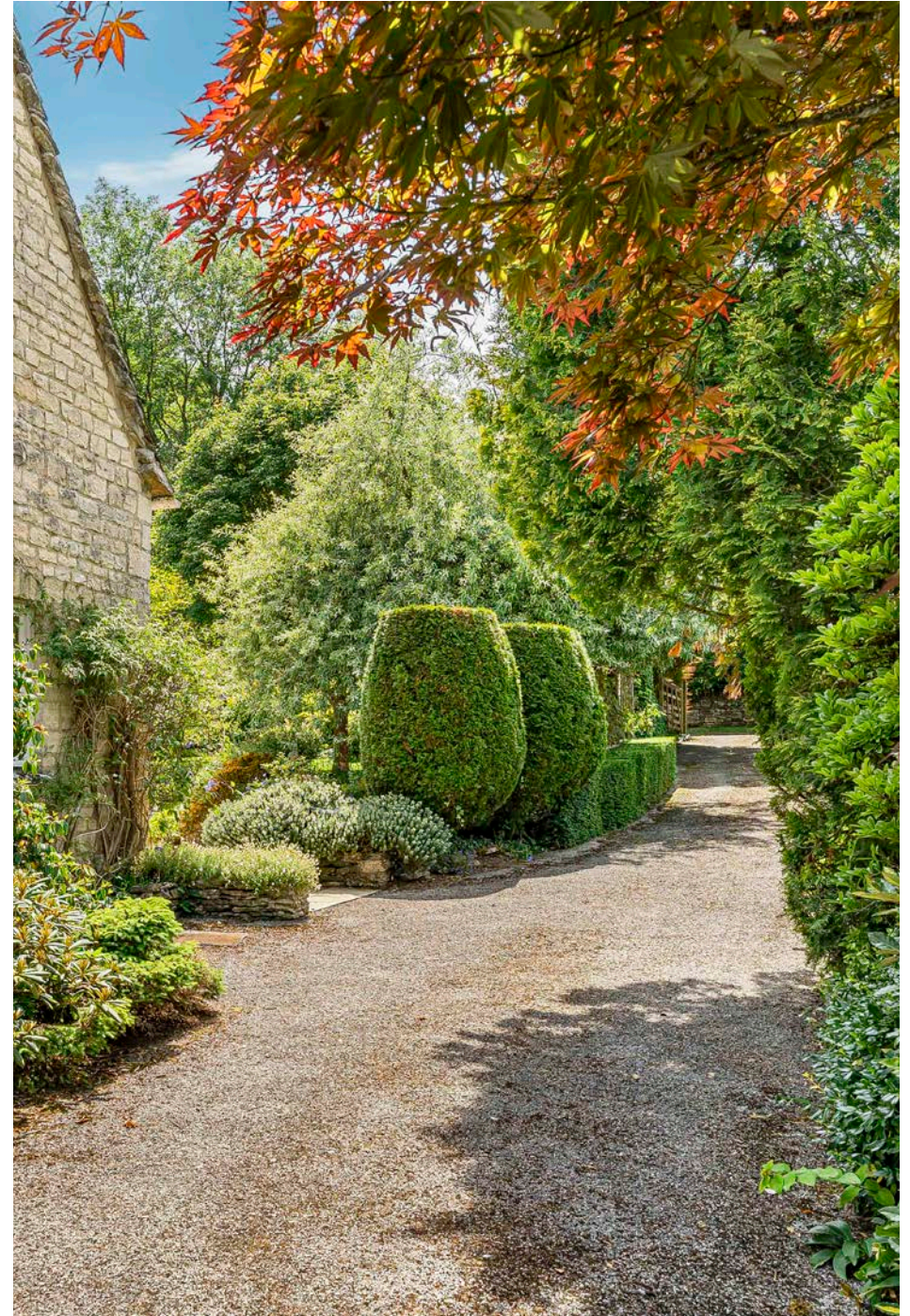
Council Tax band: G

Tenure: Freehold



LOCATION

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.









PROPERTY

Nestled on a peaceful no-through lane a short walk from the High Street, this detached property enjoys a wonderful garden on the fringes of Burford—one of the Cotswolds’ most desirable towns.

The house is situated at the end of a short gated drive and framed by exquisite mature gardens, creating a private yet accessible environment on the edge of the Cotswolds. Built in the mid-20th century, the house retains charming features and offers plenty of opportunity to modernise. The interior is notably light and bright, with generously sized reception rooms that invite natural sunlight through wide windows, offering lovely views of the surrounding garden. The versatile accommodation across both floors is connected by a softly lit hallway, providing a calm and inviting atmosphere.







CONNECTIVITY

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.

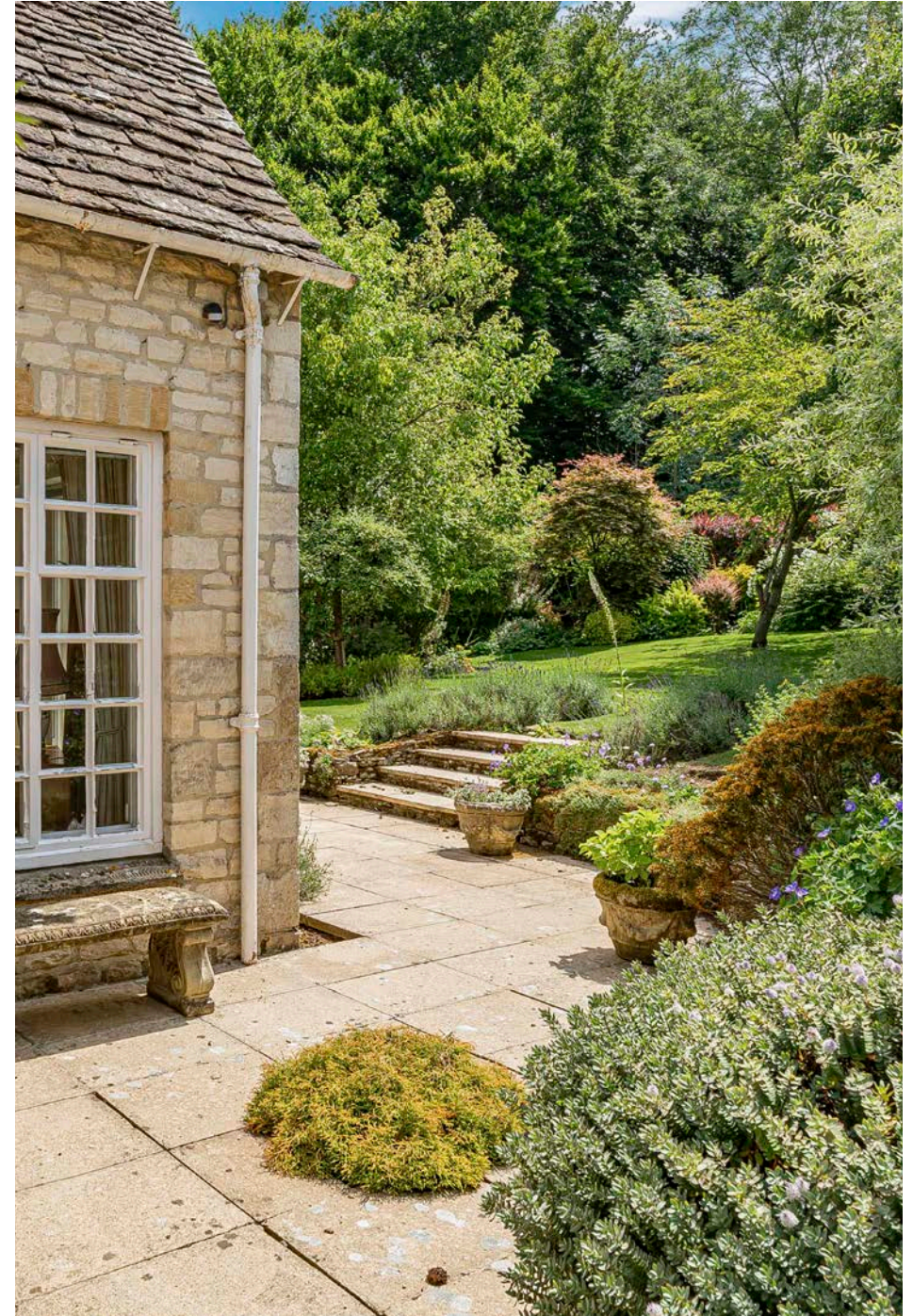




GARDENS AND GROUNDS

The garden is a true highlight, offering secluded spaces for outdoor dining, plenty of parking and turning space beside the house along with a double garage. Mature trees and well-stocked herbaceous borders enhance the sense of privacy and have a delightful relationship with the house.

With its sought-after location, classic features, and scope for transformation, this property combines the appeal of countryside living with practical versatility. Whether you wish to move in and enjoy its current charm or embark on a modernisation project, this home offers a rare opportunity in a peaceful and well-connected corner of the Cotswolds.





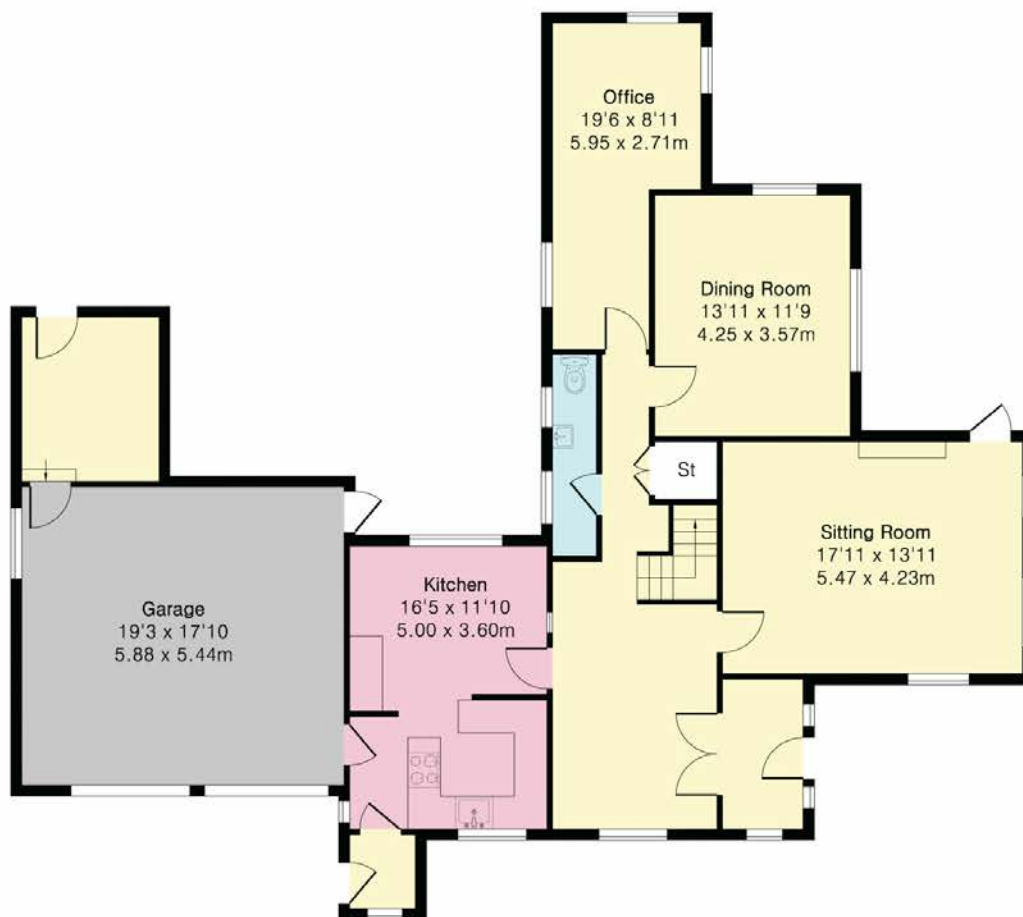


Approximate Gross Internal Area 1901 sq ft - 177 sq m

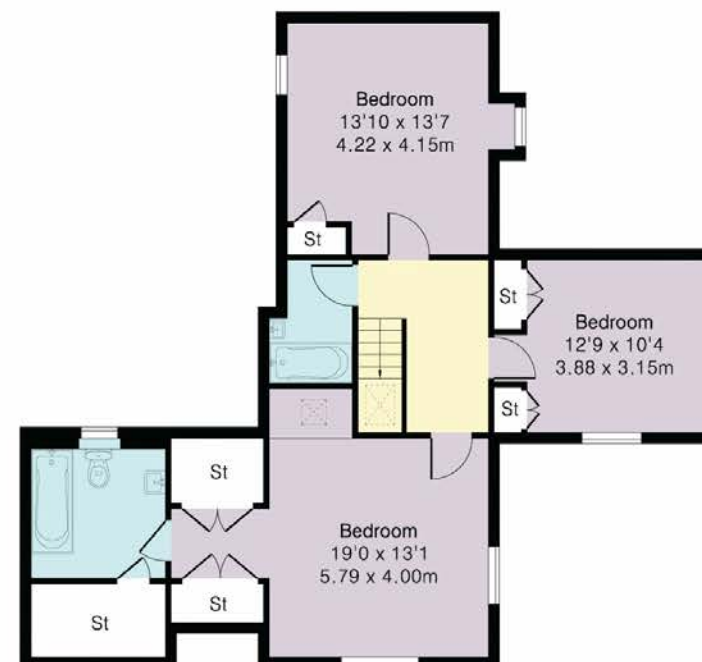
Ground Floor Area 1109 sq ft – 103 sq m

First Floor Area 792 sq ft – 74 sq m

Garage Area 428 sq ft – 40 sq m



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Harry Sheppard
+44 1865 264 879
harry.sheppard@knightfrank.com

Knight Frank Oxford
Unit 3, 274 Banbury Rd,
Summertown, Oxford OX2 7DY

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.