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Taylor & Fletcher



The Yews

7 Priory Lane, Burford, OX18 4SG

Auction Guide - In Excess of £750,000



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The Yews

7 Priory Lane, Burford, OX18 4SG

A period "Listed" five bedroomed Town House in quiet central location with garden and garage for modernisation and improvement.

For Sale by Public Auction on Wednesday 27th March (LOT 3) at The North Cotswold Sale Room, Bourton-on-the-Water at 6pm precisely.

LOCATION

Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Burford is within the Cotswolds Area of Outstanding Natural Beauty and the Burford Conservation Area. Burford provides an excellent range of local shops and amenities, including a baker, butcher, post office, general store, library, bank and doctor's surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's towards Faringdon.

From Burford, the area's larger commercial centres of Cheltenham (22 miles), Cirencester (19 miles) and Oxford (19 miles) are within easy travelling distance. There are main line rail services to London Paddington (80 minutes) at Charlbury (8 miles), Kemble (22 miles) and Kingham (8 miles) and a comprehensive local bus network.

DESCRIPTION

The Yews is situated in Priory Lane which leads onto the High Street and is just a short walking distance from the centre of the town. The property comprises a Grade II "Listed" link-detached stone built family house which fronts onto Priory Lane and has a side access leading to the

terraced rear garden which enjoys a southerly aspect. The accommodation is arranged on three floors and is in need of modernisation and refurbishment and comprises:

ON THE GROUND FLOOR

Entrance Passage

leading to:

Dining Room

With step up to:

Kitchen

With fitted units and enjoying views over the garden.

Sitting Room

With bay window and fireplace; wide opening to Study also with bay window.

Inner Staircase Hall

Off which there is a:

Utility/Cloakroom

With W.C., basin, oil fired boiler and airing cupboard.

Conservatory

Overlooking the garden.

ON THE FIRST FLOOR

A steep staircase leads to:

Bedroom 1

A double bedroom with en suite narrow Dressing Room.

Bathroom

with bath, basin and w.c. .





Two Further Double Bedrooms.

ON THE SECOND FLOOR

Landing

With range of cupboards.

Two Double Bedrooms

OUTSIDE

There is a small garden to the front of the property and a side passage leads to the rear garden which is terraced with patio area, flower beds and lawn. Large Workshop/Garden Store. Off-lying Garage situated at the far end of the adjoining block of four garages with sliding folding doors.

GENERAL REMARKS AND INFORMATION

SERVICES

Mains water and electricity and drainage are connected; Oil-fired central heating.

TENURE

Vacant Possession will be given upon completion of the purchase.

LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, OX28 1NB Telephone 01993 861000

VENDORS' SOLICITORS

Messrs Davis Gregory, 25 Rodney Road, Cheltenham, Gloucestershire, GL50 1HX (for the attention of Mr S Greener) Telephone: 01242 235202 Email: spg@davisg.co.uk

AUCTION PACK

This will be available from the Vendors' solicitor 14 days before the auction.

SPECIAL CONDITIONS OF SALE

These will be available for inspection at the Bourton-on-the-Water office of the Auctioneers, during normal office hours

for fourteen days prior to the Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

ADMINISTRATION FEE

The successful purchaser of each lot will be liable for an administration charge of £1,000 plus VAT payable to 'Tayler and Fletcher' and this will be a condition of the contract.

RESERVE

The property will be offered for sale subject to an undisclosed Reserve and the vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve price. The Vendors also reserves the right to sell or withdraw the property prior to the auction.

COMPLETION

On the fall of the hammer the successful purchaser will be required to sign the contract in the sale room and pay ten per cent deposit to the Auctioneers (not cash). Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of the purchase monies are due.

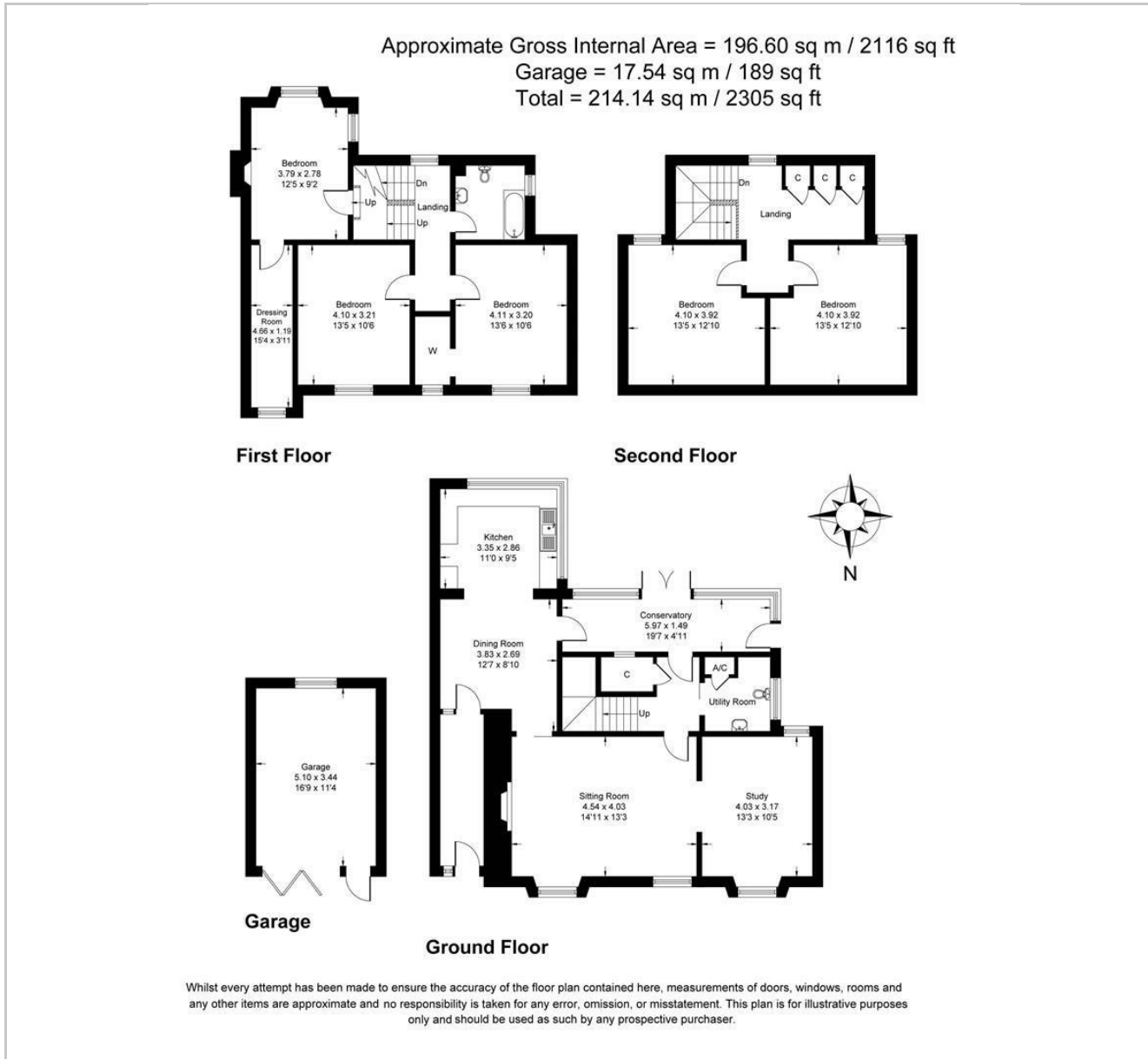
DATE AND PLACE OF SALE

The auction sale will take place at Tayler & Fletcher's North Cotswold Saleroom, Lansdowne, Bourton-on-the-Water, Gloucestershire GL54 2AR on Wednesday 27th March 2024 at 6pm

VIEWING

By confirmed appointment only please through Tayler and Fletcher Telephone 01451 820913.

Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.