

established 200 years

# Tayler & Fletcher



## 1 Signett Hill Farm Cottage, Signett Hill, Burford OX18 4JE

**£1,950 Per Month**

AVAILABLE FROM MID SEPTEMBER

A substantial and well presented two bedroom period cottage located in an idyllic location, a mile south of Burford with stunning views across open countryside, with off road parking and delightful mature gardens. This stylish property comprises of utility/boot room, dining room, living room with a log burning stove and door leading out into the garden, and kitchen with fitted oven.

First floor has a spacious bathroom with shower and two double bedrooms.

This charming property benefits from double glazing and LPG gas central heating, two outbuildings with power, and is found in a sought-after rural location close to the Burford School, local shops, public house and good transport links.

**Deposit £2,192**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## Description

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## Direction

At Burford roundabout take the exit west off the A40. After the Burford School turn left which is signposted Westwell, single track road. Continue down the single track road. Approx. 0.9mi. There will be some barns on the left hand side the cottage is just past the barns on the left.

## Boot Room

Front door opens into boot room/utility room, with worktops and combi LPG Boiler .

## Kitchen

Compact kitchen with range cooker and fitted cupboards.

## Dining Room

Dining room with window onto garden, and door into sitting room

## Sitting Room

Sitting room with squirrel log burner and door onto patio.

## Bedroom 1

Double bedroom with window over back garden

## Bedroom 2

Double bedroom

## Bathroom

Bath with shower, WC and hand basin .

## Outside

This period cottage has a great south facing front patio with outbuildings, and to the rear a large garden put down to lawn.



## Parking

Off street parking for 2 cars and guest parking on the lane at the front.

## Local Authorities Council Tax

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000  
Band 'D' Rate payable for 2024 / 2025 £2322.69

# Floor Plan

No 1 Signett Hill Farm Cottage  
80sqm

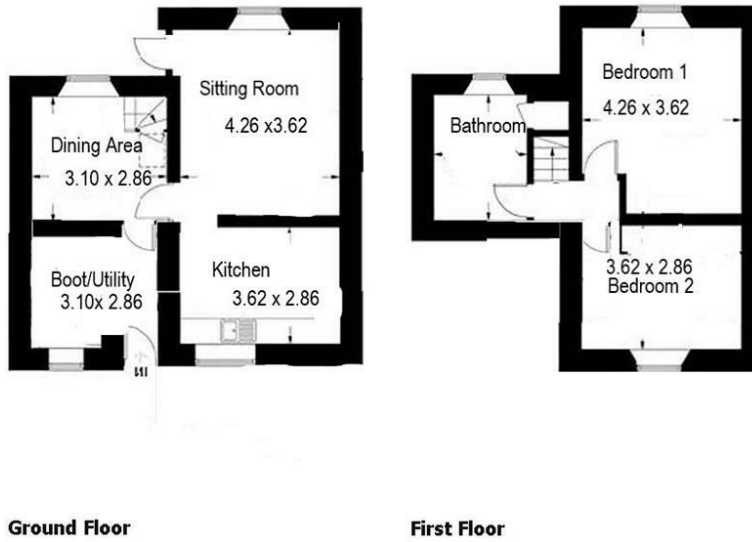
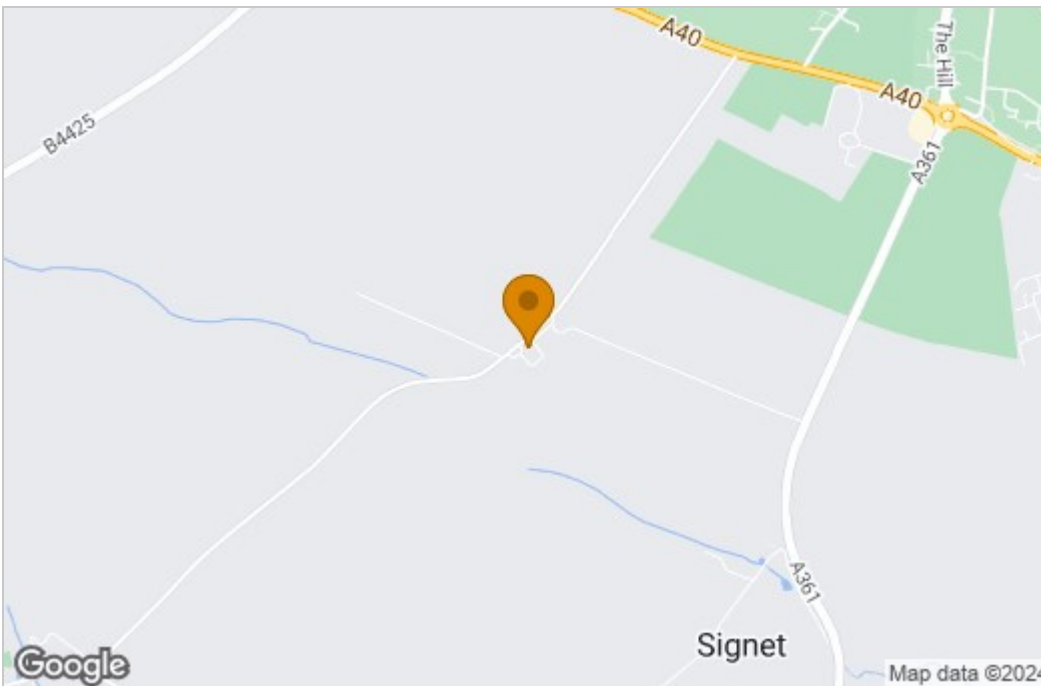
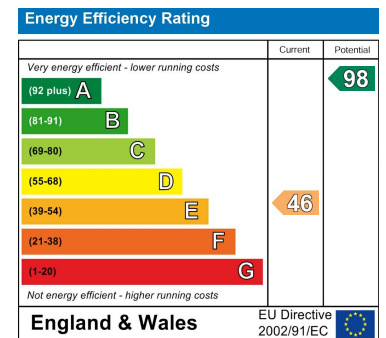


Illustration for identification purposes only  
measurements are approximate

# Area Map



# Energy Efficiency Graph



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