

established 200 years

Tayler & Fletcher



2 Hawthorn Drive, Bradwell Village, Nr Burford OX18 4XF

£1,700

Available from 1st September 2024 Furnished or Unfurnished. A well presented two bedroom two bathroom end-terraced house situated on the edge of this popular village 2 miles south of Burford, with private rear garden and separate single garage and parking. Some white goods included. Rental Term 12 months.

Deposit £1,961

taylerandfletcher.co.uk

LOCATION

Bradwell Village is a small development of stone houses with communal grounds and an excellent village hall. It is situated approximately 2 miles to the south of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Burford provides an excellent range of local shops and amenities, including a baker, butcher, post office, general store, library 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.

The area's larger commercial centres of Cheltenham (24 miles), Cirencester (19 miles) and Oxford (21 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (11 miles), Kemble (24 miles) and Kingham (9 miles) and a comprehensive local bus network.

DESCRIPTION

Available from 1st September 2024 Furnished or Unfurnished. No 2 Hawthorn Drive is a well presented two bedroom, two bathroom end-terraced house. The property sits on the edge of this private development of stone houses. Downstairs features an entrance hallway, cloakroom, kitchen - dining room, sitting room and garden room. Upstairs comprises two double bedrooms with en-suite bathrooms. There is a private rear garden with summer house/office and off street parking for two cars.



Approach

Paved footpath to the covered porch area. Timber framed front door with glazed insert panels to:

Entrance Hall

Tiled flooring.

Cloakroom

With low level WC and wash hand basin with tiled

splashback. Tiled flooring. Double glazed window to the front elevation. From the entrance hall, timber framed door to:

Kitchen - Dining Room

Fitted kitchen with laminate worktop with sink unit with mixer tap, tiled splashback and range of wall mounted cupboards and drawers below. Indesit single oven and grill with Whirlpool four ring electric hob and extractor over. Dishwasher. Refrigerator and freezer. Washing machine. Wall mounted Wall Star oil fired central heating boiler. Part tiled walls. Tiled flooring. Double glazed windows to the rear elevation. Timber framed door to below stairs storage cupboard. Timber framed stable door with glazed insert panel providing access to the garden room. From the entrance hall, timber framed door to:



Sitting Room

Timber flooring. Double glazed window to the front elevation. Timber framed doors with glazed insert panels to:



Garden Room

Timber flooring. Dwarf walls with double glazed windows to three sides and a translucent roof. French door to the rear garden and paved patio area. From the entrance hall, stairs rise to:



First Floor Landing

Velux double glazed window to the rear elevation. Timber framed door to airing cupboard, housing the hot water tank with timber slatted shelving. Timber framed door to:

Bedroom 1

Double bedroom with built-in wardrobes. Double glazed window to the front elevation.



En Suite Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback. Panelled bath with shower attachment. Part tiled walls. Laminate flooring. Double glazed window to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

Double Bedroom with built-in wardrobes. Double glazed window to the front elevation.



En Suite Shower Room

Low level WC with standard cistern, wash hand basin with tiled splashback. Shower cubicle. Part tiled walls. Tiled flooring. Double glazed window to the rear elevation.



OUTSIDE

No 2 Hawthorn Drive is approached via a paved footpath. There is gravelled area to the front of the property. The principal garden is set to the rear of the house with a paved patio area and a section of lawn together with some shrubs and plants bordered by trellis fencing. Timber framed summer house with glazed windows and electricity and provides ample room for the creation of an outside office/studio.



SERVICES

Mains Electricity, Water and Drainage. Oil fired central heating.

Sky Dish available



LOCAL AUTHORITY

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000

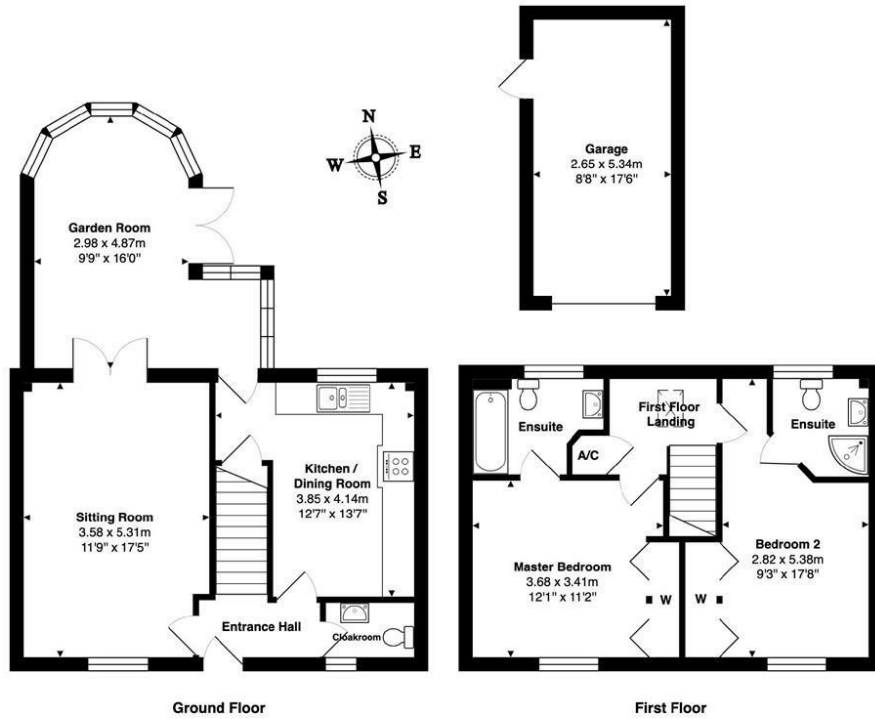
COUNCIL TAX

Band 'D' Rate payable for 2024-2025 £2322.69

DIRECTIONS

From the Burford office of Tayler & Fletcher, proceed in a southerly direction up The Hill, heading towards the A40. Take the third exit onto the A361 signposted for Lechlade, Faringdon and Cotswold Wildlife Park. Continue along the A361, after approximately one and a half miles take the right hand turning, signposted Bradwell Village Private Estate into Woodside Drive. Continue along Woodside Drive for approximately ¼ mile until you reach Hawthorn Drive. Turn right and continue along Hawthorn Drive for approximately 150 yards. You will see No 2 located on the left hand side.

Floor Plan



Approximate Gross Internal Area

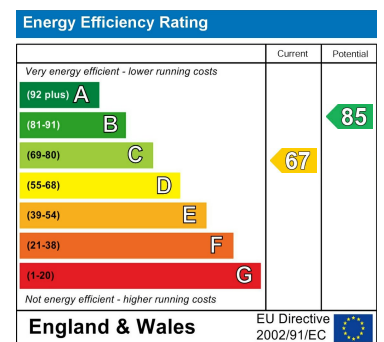
Main House 98.5 m² / 1060 ft²
 Garage 14.2 m² / 153 ft²
 Total 112.6 m² / 1212 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by EB Property Services. www.ebps.co.uk

Area Map



Energy Efficiency Graph



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