

established 200 years

Tayler & Fletcher



1 Pethers Piece, Burford OX18 4NH

£2,850 Per Month

*An Immaculate three bedroom house in a peaceful setting in the heart of Burford within walking distance of the local amenities, with gardens, garage and parking for 3 cars.
To Let for 12 months possibly longer from mid October 2025.*

Deposit £3,288

taylerandfletcher.co.uk

LOCATION

1 Pethers Piece is set in the heart of the well known medieval town of 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, newsagent, post office, and general store. 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 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 (8 miles), Kingham (8 miles) and Kemble (22 miles) and a local bus network.

DESCRIPTION

1 Pethers Piece is a beautifully presented late Twentieth Century end terraced house which has recently undergone a complete renovation. The property comprises an entrance hall, kitchen, dining/ living room, cloakroom and sitting room on the ground floor.

Upstairs there is a master bedroom with its own dressing room area and bathroom, two further double bedrooms and a family bathroom. There is some garden to the front of the house but the principal garden is to the rear with a patio area leading onto mature lawns, in all about 0.16 acres with a south facing aspect. The property has a separate single garage and parking for up to three cars.

DIRECTIONS

From the Burford office of Tayler & Fletcher, proceed in a southerly direction up The Hill. Take the first right hand turning into Sheep Street. Continue along Sheep Street and after approximately 200 yards, you will see the turning into Pethers Piece located on the left hand side, just past The Bay Tree Hotel and opposite The Lamb Inn. Proceed up Pethers Piece until you reach the row of terraced houses at the far end. No 1 Pethers Piece is located on the left hand side.



Approach

Private timber framed gate and trellis fencing with privet hedging. Paved patio footpath leading to the timber framed front door with double glazed insert panels.

Entrance Hall

Solid oak parquet flooring. Doors to storage cupboards. Door to below stairs storage cupboard.

Kitchen

Continuation of the solid oak parquet flooring with electric underfloor heating. Hand made bespoke kitchen with range of built-in cupboards and drawers below. Corian work surfaces. Belfast sink unit with mixer tap and splashback. Neff single electric oven and grill. Four ring Neff induction hob. Integrated dishwasher and space for fridge/freezer, built-in extractor. Recessed ceiling spotlighting. Wall mounted cupboard housing electric boiler, Range of full height larder cupboards. Double glazed windows to the side and rear elevations.



Dining/Living Room

Continuation of the solid oak parquet flooring with electric underfloor heating to the edge of the stone open fireplace

and hearth. Recessed ceiling spotlighting. Double glazed bi-folding doors leading onto the paved patio area of the rear garden. Double glazed windows to the front elevation. Timber framed door with glazed insert panels to entrance hallway. From the entrance hallway, timber framed door to:

Cloakroom

With low level WC and wash hand basin. Chrome heated towel rail. Solid oak parquet flooring. Double glazed window to the side elevation. From the entrance hall, timber framed door to:

Sitting Room

Solid oak parquet flooring. Double glazed windows to the front and side elevations. From the entrance hallway, stairs rise to:

First Floor Landing

Timber handrail and balusters. Pure wool carpet. Timber framed door to:

Dressing Room Area

Range of built-in cupboards, including the housing of the hot water tank. Pure wool carpet. Double glazed window to the side elevation. Timber framed door to:

Master Bedroom

Double glazed windows to the front and side elevations with roof top views over Burford. Pure wool carpet. From the dressing room area, timber framed door to:



Master Bathroom

Overhead rain shower with wall mounted electric shower unit. Heritage freestanding bath. Low level WC with standard cistern, wash hand basin with tiled splashback and drawers below. Chrome heated towel rail. Wall mounted vanity cabinet. Recessed ceiling spotlighting. Double glazed windows to the rear elevation. Porcelain tiled flooring with underfloor heating. From the first floor landing, timber framed door to:



Bedroom 2

Double glazed window to the rear elevation with views over the south facing rear garden. Built-in storage cupboards. Pure wool carpet. From the first floor landing, timber framed door to:



Bedroom 3

Double glazed window to the front elevation with roof top views over Burford. Pure wool carpet. From the first floor landing, timber framed door to:



Family Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback and range of cupboards and drawers below. Panelled bath with wall mounted electric shower. Tiled walls. Chrome heated towel rail. Recessed ceiling spotlighting. Porcelain tiled flooring with underfloor heating.



OUTSIDE

The front garden is comprised of a private paved patio area with lawn and a few mature shrubs and plants. Trellis fencing. The principal south facing rear garden is comprised of a private paved patio area with steps rising to an area of lawn and mature shrubs and plants. Raised flower beds. The garden continues with a further private area of lawn and mature shrubs and plants. Timber garden shed. Timber gate providing access to paved side passageway on the eastern boundary of the property. Parking for up to three cars and electric car charging point installed adjacent to one of the parking spaces. Separate single garage.



SERVICES

Mains water, drainage and electricity are connected. Electric central heating. Telephone subject to British Telecom transfer regulations. Broadband installation type may be available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.



LOCAL AUTHORITY

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

COUNCIL TAX

Band 'F' Rate payable for 2025-2026 - £3,535.20

RENT

£2,850 per calendar month to include garden maintenance, excludes council tax, water, electricity, gas and telephone charges.



HOLDING DEPOSIT

A holding deposit of one week's rent (£657) is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed).

SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £3,288 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

EPC

EPC Rating C

Agents Notes

Please note Tayler & Fletcher will not be managing this property.

Photographs taken 2022.

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

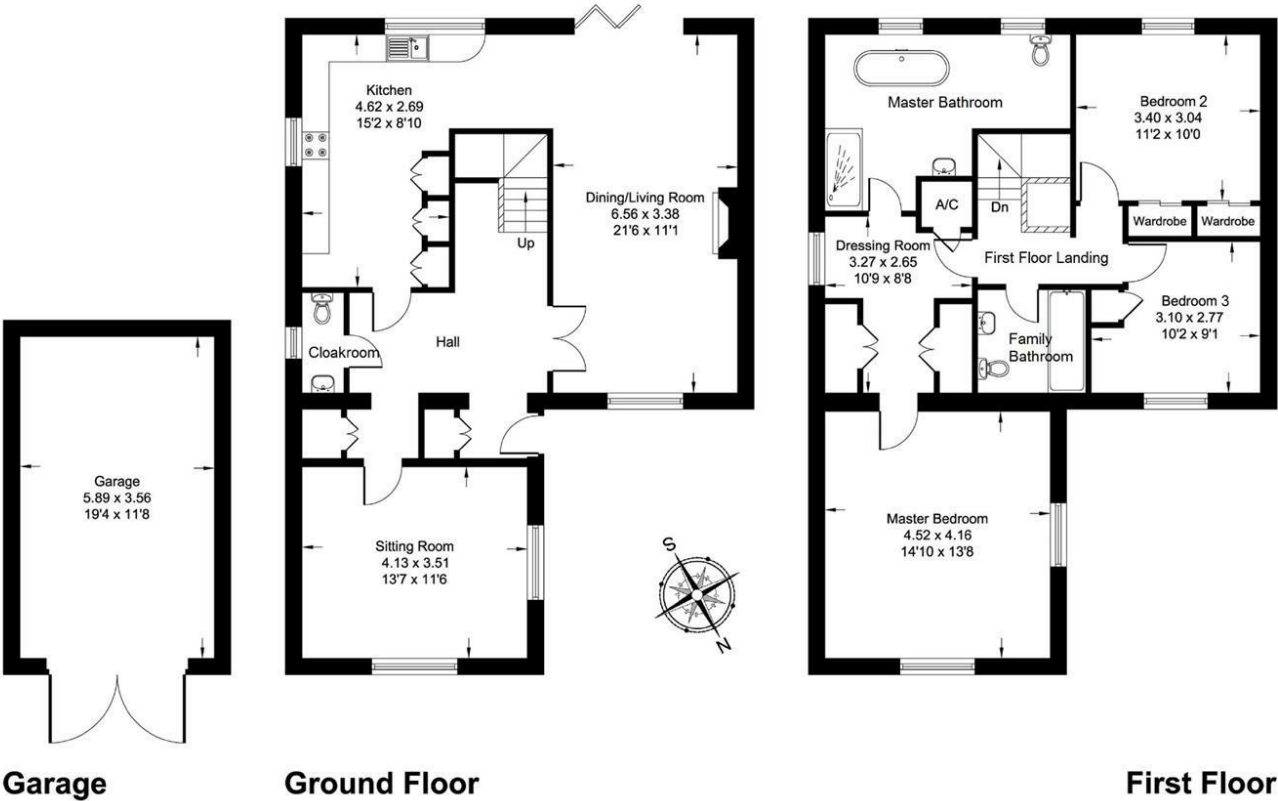


RESTRICTIONS

A pet by arrangement

Floor Plan

Approximate Gross Internal Area = 145 sq m / 1559 sq ft
Garage = 21 sq m / 226 sq ft
Total = 166 sq m / 1784 sq ft

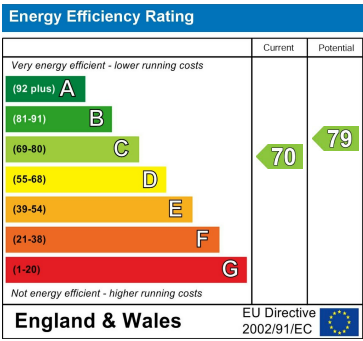


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph



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.