established 200 years

Tayler & Fletcher









The Lodge, Signett Hill, Burford OX18 4JE

£2,250 PCM

AVAILABLE Mid January 2027

Detached three bedroom house with mature gardens and off road parking and garage. Situated in rural location half a mile south of Burford, 10min walk to Burford School and town centre. Two reception rooms, kitchen, utility, downstairs cloakroom. Two double bedrooms and one single. Family bathroom. Double glazed with oil central heating.

Deposit £2,596

Directions
From Tayler & Fletcher Burford Office, take the A361 up the hill to the A40 roundabout, take the last exit to A40 Cheltenham. Drive past Burford School and take next left sign posted towards Westwell. The Lodge is situated half a mile down the single track lane on the left hand side.
What3Word Location
///inherits.crucially.salutes.

Location
The Lodge is located just a short walk away from Burford School and the town centre with shops, local restaurants and transport links into Witney and Oxford.
Burford is known as the gateway to The Cotswolds and is a vibrant little market town with a famous High Street, a medieval church and museum.

Description
The Lodge is located on the outskirts of Burford on the edge of a working farm surrounded by open countryside. This detached house is constructed of stone with double glazed windows. The house has comfortable accommodation with an entrance porch, with staircase hall, two reception rooms, one with an open fire and patio doors to garden. Kitchen, pantry, utility room, cloakroom.
On the first floor there are two double bedrooms and one single plus family bathroom.
There is off road parking for up to three cars and a garage.

Porch and Entance Hall
Enclosed porch to part glazed front door leading to entrance hall, with solid wood flooring, stairs leading to first floor

Sitting Room
To the right of the entrance hall, is a large reception room with open fire and patio doors to garden . Fully carpeted with double glazed patio door and window.

Family Room
To the left of the entrance hall, is a second reception room with double glazed windows and full range of storage cuboards.

Kitchen with walk in larder
To the back of the hall, there is a quarry floored kitchen with walk in larder and large Welsh dresser. BEKO double oven cooker and kitchen units

Utility and Cloakroom
Door from kitchen leads to utility with walk in storage. Oil boiler, and worktop. Cloak room with WC and wash basin

Bedrooms
Upstairs on the first floor are 2 double bedrooms and one single, all with double glazed windows, fitted carpets and wardrobes.

Bathroom
Bathroom is fitted with large bath with electric shower, WC and wash basin. and extractor fan. Double glazed window.

Outside
The Lodge is approached via a private shared access drive, There is a pair of iron drive gates leading to a single garage and parking for two/three cars. The front garden is behind a Cotswold stone wall, with small front gate for access to front door. The front garden is laid to lawn with borders of roses. The main lawn has a row of mature apple trees. There is a small workshop/outbuilding to the rear of the house, where the oil tank is located.

Local Authority & Council Tax
Band E Rate payable 2026/2027 £3187.14
West Oxfordshire District Council, Woodgreen Office, Witney,OX28 1NB Tel: 01993 890000

Services
Mains electricity. Septic tank drainage are connected to the property. Oil fired central heating.
The property is served by a private water supply from distributor Thames Water via regulation 8 water supply,

Holding Deposit
A holding deposit of one week's rent £519.00 is requested to secure the property whilst credit and reference checks are being made, which then, with the tenants permission, will go 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 in writing).

Security Deposit
The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £2596.00 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.

Energy Performance Certificate
EPC Rating E

Restrictions
Non Smokers
Children and a pet by arrangement

Disclosure
The landlord of this property is associated with Tayler &

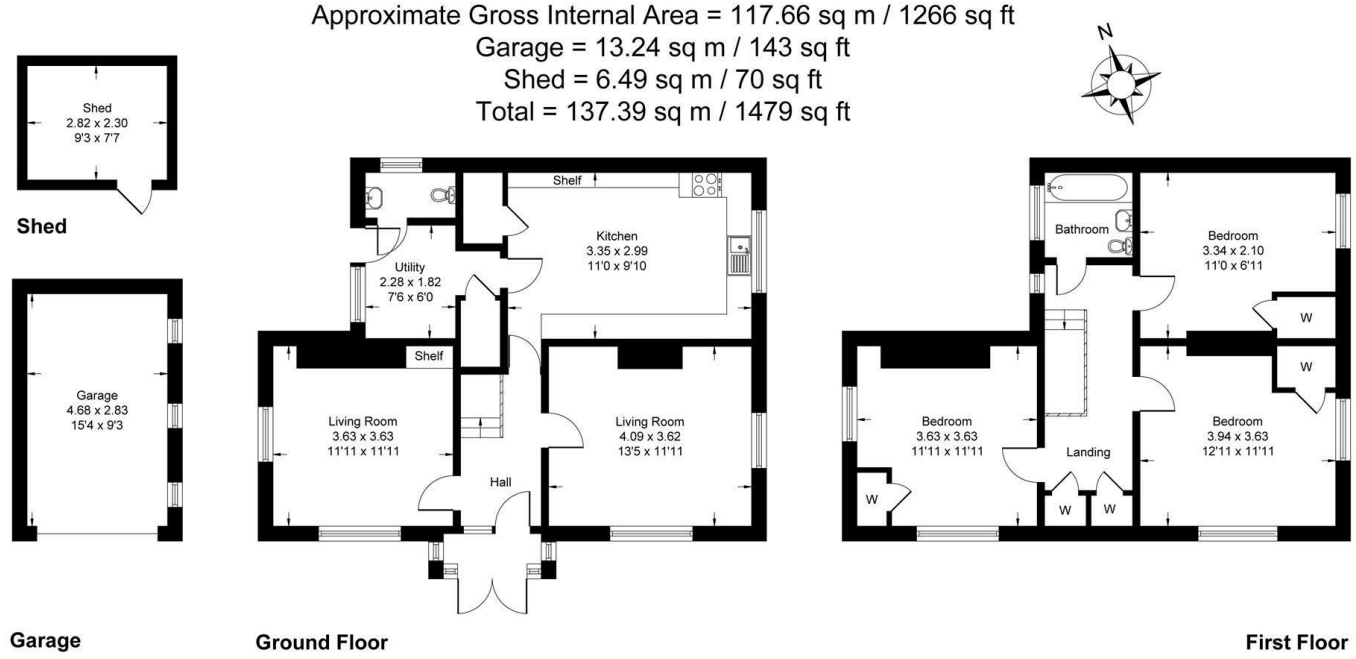
Fletcher
Photos taken in 2024

Broadband

Gigaclear super fast broadband available

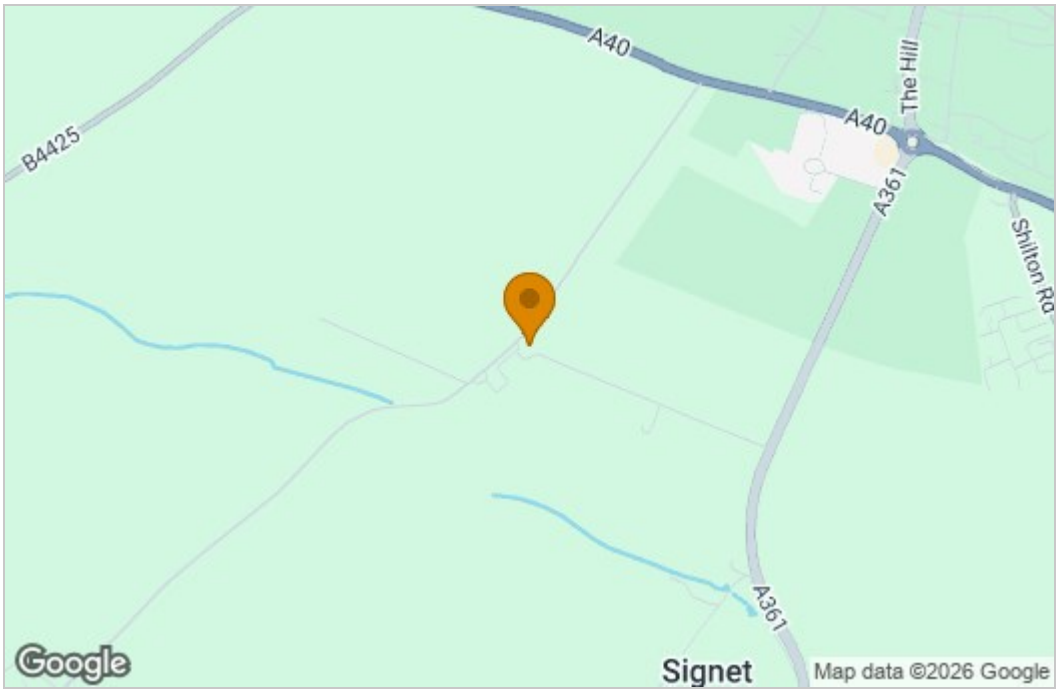
Floor Plan

Approximate Gross Internal Area = 117.66 sq m / 1266 sq ft
Garage = 13.24 sq m / 143 sq ft
Shed = 6.49 sq m / 70 sq ft
Total = 137.39 sq m / 1479 sq ft

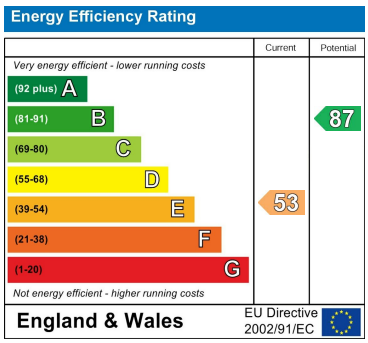


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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