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Tayler & Fletcher



Ilott Cottage

Swinbrook, Nr Burford, Oxfordshire, OX18 4ED

Guide Price £800,000





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A three bedroom detached period cottage with enormous potential in need of renovation occupying a generous plot with far reaching views in the sought after village of Swinbrook near Burford.

LOCATION

Ilott Cottage is situated in the sought after village of Swinbrook, which is just three miles from the well known medieval town of Burford, famous for being the southern gateway to the Cotswolds. Swinbrook is a quintessential English village with its stone walls, St Mary's church, cricket pitch and wooden pavilion and The Swan public house located next to the River Windrush.

The area's larger commercial centres of Cheltenham (28 miles), Cirencester (22 miles) and Oxford (22 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 (9 miles), Kemble (27 miles) and Kingham (9 miles) and a comprehensive local bus network.

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, general store and doctors 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.



DESCRIPTION

Ilott Cottage is a detached period cottage that is in need of a renovation offering potential to create a stunning and contemporary home set within a generous plot with far reaching views in the sought after village of Swinbrook.

The property currently comprises a sitting room, kitchen and conservatory downstairs whilst there are three bedrooms and a bathroom upstairs. However, should the property be extended then the layout could be changed with the current owners having received planning permission for the erection of a two storey rear extension and single storey extension and associated alterations including a new porch and replacement windows. These plans would also see the demolition of the conservatory.

The new layout would comprise an entrance porch, open plan sitting room - dining room, breakfast room, cloakroom, utility room and kitchen downstairs. Meanwhile, the upstairs would feature three bedrooms with an en suite to the master bedroom and a family bathroom.

Plans would also see the garden and plot as a whole being completely relandscaped to create a raised terraced garden with a designated garage parking area.

The current owners have during their tenure made two land purchases to increase the grounds and thereby create a single consolidated plot. They have ensured that the access way is restricted with the ability to have this relocated if desired. They have stripped the cottage and had ground clearance done in preparation for a renovation. They have had environmental reports done. They have plans in place for a house and garden design that is outside the scope of the planning application. This therefore represents a rare and unique opportunity with planning approval to create a property to one's own requirements with building works to commence with immediate effect. West Oxfordshire District Council Planning Application Reference: 25/02693/HHD

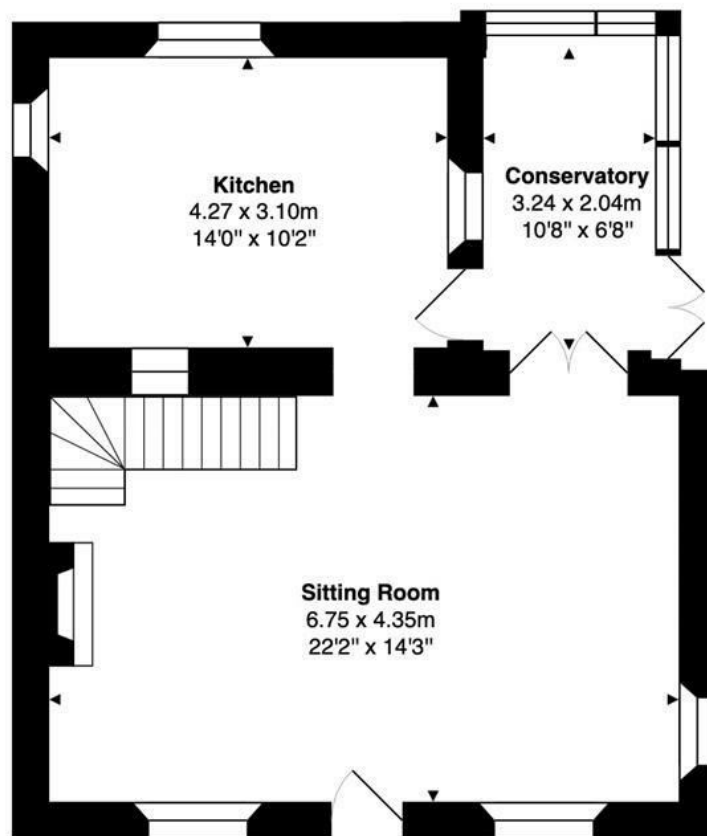
SERVICES

Mains electricity, water and drainage.

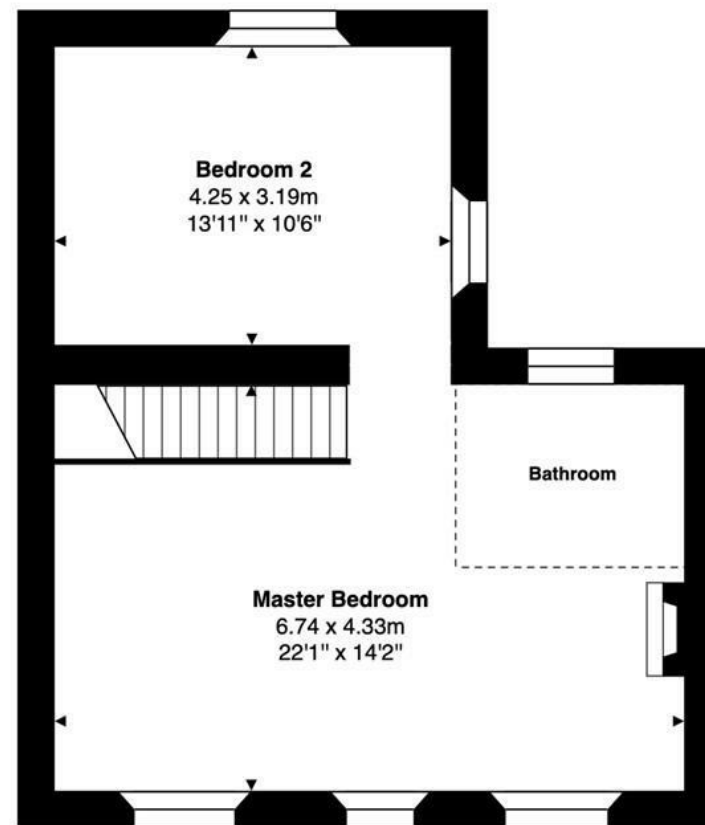
LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'G' Rate payable for 2025 / 2026 £3896.60





Ground Floor



First Floor

Approximate Gross Internal Area

98.2 m² ... 1057 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 E8 Property Services. www.e8ps.co.uk





Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(1-20) G	8	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC