

established 200 years

Taylor & Fletcher



36 Oxford Road
Burford, OX18 4NR

Guide Price £399,000





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A three bedroom terraced house in need of modernisation with private garden, garage and off road parking for multiple cars located on the edge of Burford within walking distance to amenities and excellent schooling. NO ONWARD CHAIN



LOCATION

36 Oxford Road is situated on the edge 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, 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.

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), Kemble (22 miles) and Kingham (8 miles) and a comprehensive local bus network. Meanwhile, Soho Farmhouse (13 miles) and Daylesford Organic (11 miles) are nearby.

Viewing Location

For viewing please use What3words location [///values.listening.cuddled](https://www.what3words.com/#!/values.listening.cuddled)

DESCRIPTION

36 Oxford Road is a terraced house that was built in the 1950s. The property is in need of modernisation and comes onto the market for the first time in over 40 years.

The property comprises an entrance hall, cloakroom, utility room, kitchen, sitting room, conservatory, living room and entrance lobby downstairs. There is the master bedroom, two guest bedrooms and a family bathroom upstairs. There could be scope to add a shower room utilising the existing eaves storage cupboards. There is a private garden to the rear of the house with a garage and off road parking for multiple cars whilst there is also an area of front garden.

Approach

Paved pathway leads to timber framed door to:

Entrance Hall

Double glazed window to the rear elevation. The entrance hall leads to a side passage that enables access to the front of the property. Timber framed door to:

Cloakroom

With low level WC with standard cistern and wash hand basin. Double glazed window to the side elevation. From the entrance hall, timber framed door to:

Utility Room

Timber work surfaces with space and plumbing below for washing machine and tumble dryer. From the entrance hall, uPVC door with glazed insert panel to:

Kitchen

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Composite work surfaces. Stainless steel sink unit with tiled splashback. Electric oven and grill with four ring hob. Dishwasher. Space for refrigerator and freezer. Part tiled walls. Laminate flooring. Double glazed windows to the front and rear elevations. Timber framed door to:

Sitting Room

Recessed fireplace with wood burning stove, stone surround and hearth. Double glazed windows to the front elevation. French doors with double glazed insert panels to:

Conservatory

Dwarf walls. Tiled flooring. French doors with double glazed insert panels providing direct access into the garden. Double glazed windows to the rear and side elevations. Translucent roofing. Proceed through to:

Living Room

Timber framed door to:

Entrance Lobby

Timber framed door to storage cupboard. Timber framed door to sitting room. Double glazed window to the front elevation. Stairs with timber balustrade rise to:

First Floor Landing

Range of eaves storage cupboards. Hatch to loft roof space. Timber framed door to:

Bedroom 3

Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

Built-in wardrobe. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Master Bedroom

Built-in wardrobe. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback. Panelled bath with shower attachment. Shower cubicle. Part tiled walls. Double glazed windows to the front elevation.

OUTSIDE

36 Oxford Road has a private rear garden that is mainly laid to lawn with some mature shrubs and plants bordered by trellis fencing and hedging. A gravelled pathway leads to an area of patio adjacent to the back of the house that facilitates outside dining and entertaining. Greenhouse. Timber garden shed. There is a garage and an area of driveway providing off road parking for multiple cars. There is some garden to the front of the house that features a gravelled area and a paved pathway bordered by hedging.

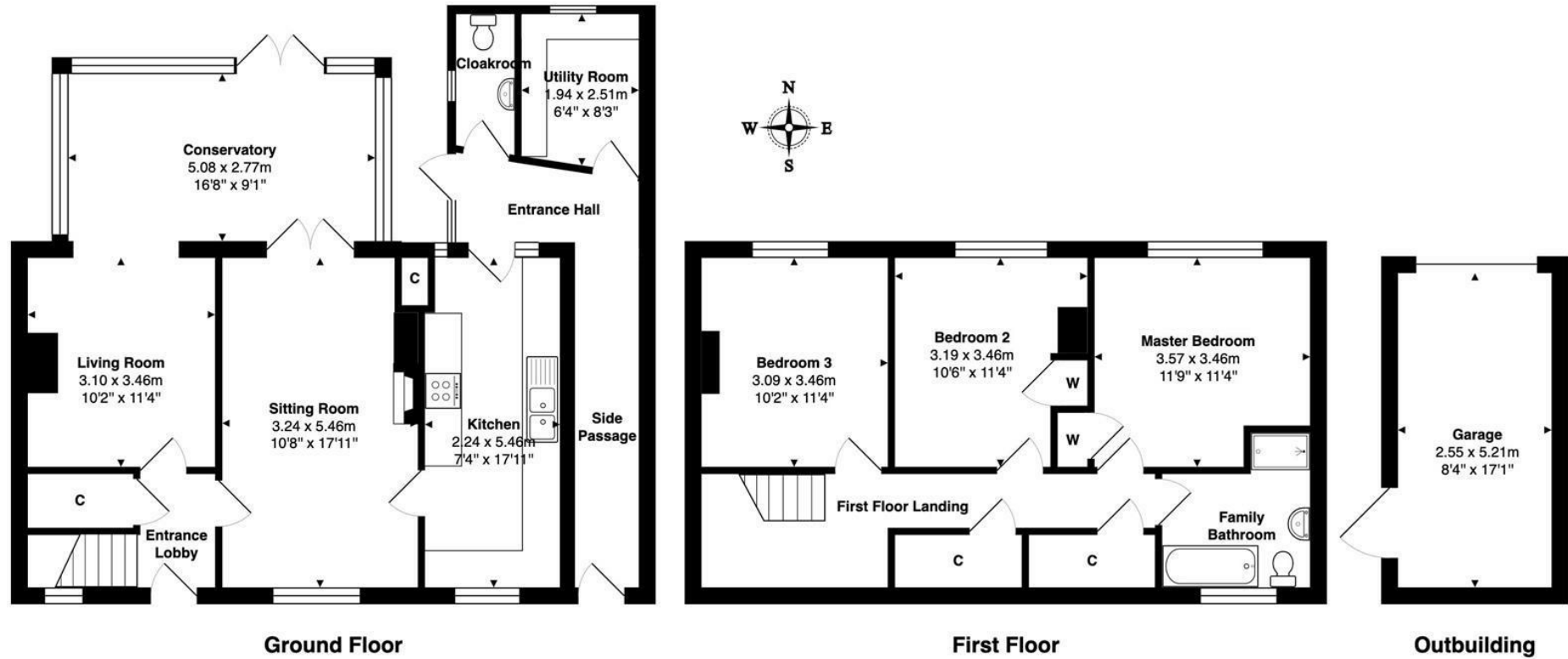
SERVICES

Mains electricity, water and drainage.
Oil fired central heating. Broadband available.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'C' Rate payable for 2025 / 2026 £2163.06





Approximate Gross Internal Area

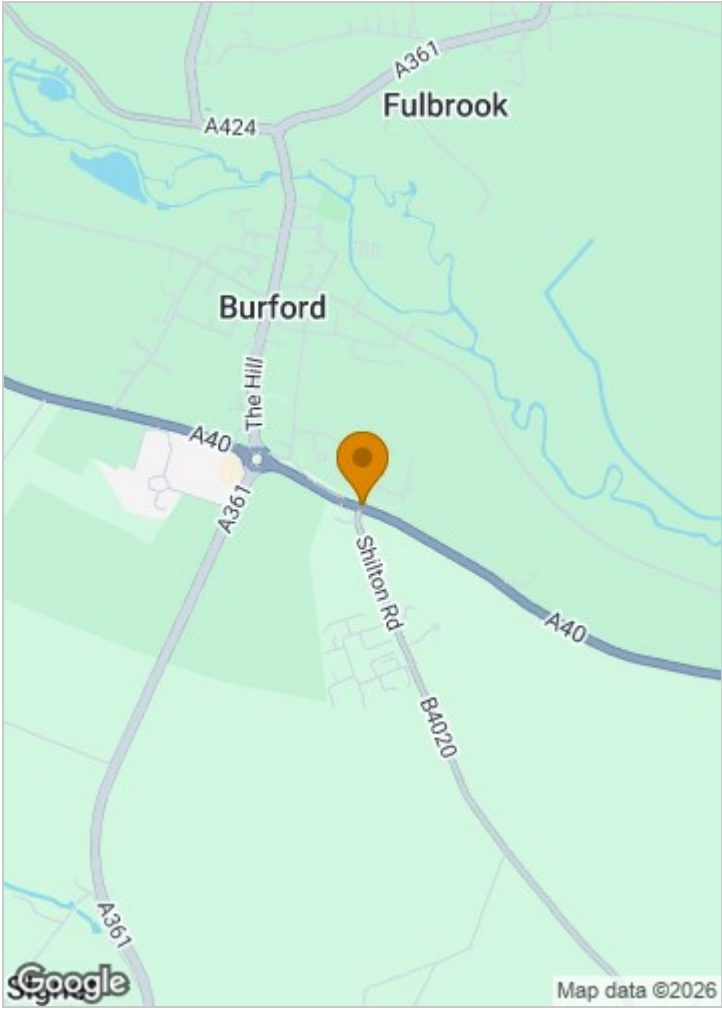
Main House 136.3 m² / 1467 ft²

Garage 13.2 m² / 142 ft²

Total 149.5 m² / 1609 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 purposes 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			
(39-54) E		58	77
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	