established 200 years

Tayler & Fletcher



2 Orchard Ground, Fifield, OX7 6HG

**Guide Price £349,950**

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# 2 Orchard Ground, Fifield, OX7 6HG

*A detached two bedroom house with garage and parking, tucked away in the charming village of Fifield.*

## Description

2 Orchard Ground is an attractive semi-detached house. It has comfortable accommodation with a cloakroom, kitchen and large sitting/ dining room on the ground floor. On the first floor there are two bedrooms and bathroom. The house has a front and rear garden as well as a single garage and parking.

## Location

Fifield is a quaint, attractive rural village which has easy access to the amenities of Burford which is 4 miles away, Bourton-on-the-Water 6 miles away and Stow-on-the-Wold 6 miles away.
Kingham mainline station is less than 3 miles away and provides hourly trains to Oxford and London

## Accommodation

### Front Door

With side glazed panel

### Hallway

### Cloakroom

Low level w.c, wash hand basin with mixer tap and cupboard beneath, casement window.

### Kitchen

One and a half bowl stainless steel sink unit with mixer tap set in a wide surround with a range of drawers and cupboards beneath. Integrated Hoover H wash washing machine, wine rack, integrated fridge freezer, four ring electric hob with Neff oven and grill below and extractor hood above. Matching eyelevel cupboards, casement window overlooking the garden.

### Sitting Room / Dining Room

Open fireplace with mantelpiece. 5 wall light points, glazed panelled door leading to the rear garden. Open tread staircase leading to the first floor.

### First Floor Landing

### Bedroom 1

Double bedroom with casement windows overlooking the rear garden.

### Bathroom

Matching white suite comprising panelled bath with chrome mixer taps and shower attachment. Separate Triton Enrich electric shower, pedestal wash handbasin, low level w.c, tiled walls.

### Bedroom 2

Double bedroom with casement windows overlooking the front garden.

### Outside

Situated at the entrance to Orchard Ground is a single garage with an up and over door and with a parking space in front.

No 2 is situated at the top of the estate and approached along a paved path with a pedestrian access set between a low natural Cotswold stone wall and leading to a front garden with a small lawned area and surrounded by flower and herbaceous borders.

A path leads beyond the house. The rear garden is accessed via a timber pedestrian gate or alternatively from the door in the sitting room/dining room.

The rear garden is mainly laid to lawn with a small, terraced area immediately abutting the back of the house. The garden is complimented in part by a crab apple and other deciduous trees. The garden is also surrounded in part by timber fencing to either side and a natural cotswold stone wall with timber fencing above to the rear.

Outside oil fired boiler.

## Services
Mains electricity, water and drainage are connected to the property. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

## Tenure
Freehold

## Local Authority
West Oxfordshire District Council, Witney, OX28 1NB
Tel: 01993 861000, https://www.westoxon.gov.uk/

## Council Tax
Council Tax Band D
Council Tax Charges 2026 to 2027 £2,498.92

## Directions
Head south-east on Digbeth St in Stow-on-the-Wold and turn right onto Sheep St/A436. At the traffic lights at the top, turn left onto Fosse Way/Roman Rd/A429. At the bottom of the hill slight left onto the A424, continue on this road until the Merrymouth Inn where you take a left turn to Fifield. On entering the village, turn right onto Bruern road, first left into Church street and then next left into Orchard Ground. There is an allocated garage and parking space for No 2 and the property is approached at the top of the estate along a paved path.

## What3Words
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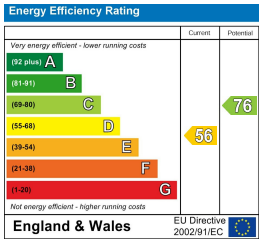


## Floor Plan




## Area Map




## Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

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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