

established 200 years

Tayler & Fletcher



6 Sweeps Lane

Burford, OX18 4ND

Guide Price £895,000





6 Sweeps Lane

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A four bedroom detached house with private garden and off road parking located in the heart of Burford within walking distance to all local amenities and excellent schooling. No onward chain.

LOCATION

6 Sweeps Lane is situated 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, 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, Daylesford Organic Farmshop (10 miles), Estelle Manor (11 miles) and Soho Farmhouse (17 miles) are nearby.

DESCRIPTION

6 Sweeps Lane is a detached house built in the 1990s located in the heart of Burford within easy walking distance to all local amenities and excellent schooling.

The property comprises an entrance hall, cloakroom, kitchen - dining room, utility room and sitting room downstairs on the ground floor. There is the master bedroom with en suite bathroom, two guest bedrooms and a family bathroom upstairs on the first floor whilst there is a fourth bedroom and study on the second floor. There is a private garden located to the front and rear of the house with off road parking for a couple of cars.

Approach

Timber gate leads to gravelled pathway and steps to timber framed front door with glazed insert panels to:

Entrance Hall

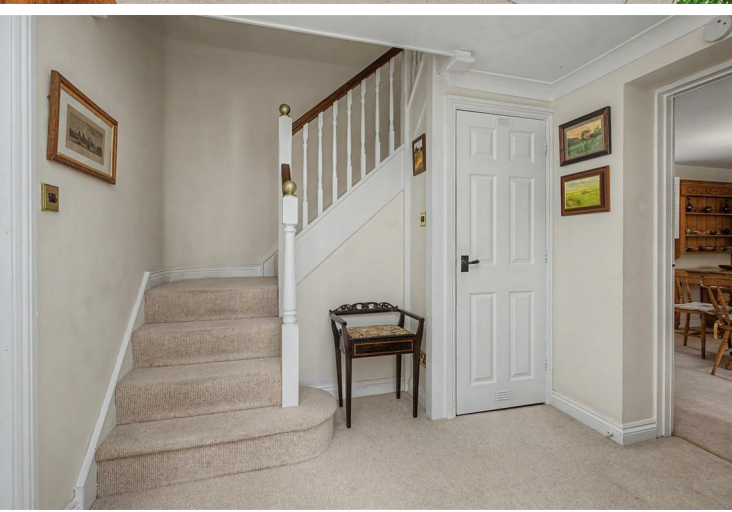
Timber framed door to below stairs storage cupboard. Timber framed door to:

Cloakroom

Low level WC with standard cistern, wash hand basin with tiled splashback. Part tiled walls. Double glazed window to the front elevation. From the entrance hall, timber framed door with glazed insert panels to:

Kitchen - Dining Room

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Belfast sink unit with tiled splashback. Granite work surfaces. Electric oven and grill. Four ring electric hob with extractor above. Integrated dishwasher, refrigerator and freezer. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed windows with shutters to the front and rear elevations. Timber framed door to:



Utility Room

Stainless steel sink unit with tiled splashback. Laminate work surfaces with range of cupboards and drawers below. Washing machine and tumble dryer. Part tiled walls. Recessed ceiling spotlighting. Double glazed windows to the side elevation. Timber framed door with glazed insert panels providing direct access into the rear garden. Worcester Bosch oil fired boiler. From the entrance hall, timber framed door with glazed insert panels to:

Sitting Room

Recessed fireplace with stone surround and hearth. Wood burning stove. Double glazed windows to the front elevation. Timber framed door with glazed insert panels providing direct access into the rear garden. From the entrance hall, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to airing cupboard housing the hot water tank. Double glazed window to the rear elevation. Timber framed door to:

Master Bedroom

Built-in wardrobe. Double glazed windows to the front elevation. Timber framed door to:

En Suite Bathroom

Low level WC with standard cistern. Wash hand basin with tiled splashback. Panelled bath with overhead wall mounted shower and shower attachment. Vanity cupboard. Part tiled walls. Recessed ceiling spotlighting. Double glazed window to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

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

Bedroom 3

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 overhead wall mounted shower and shower attachment. Vanity cupboard. Part tiled walls. Double glazed window to the front elevation. From the first floor landing, stairs with timber balustrade rise to:

Second Floor Landing

Timber framed doors to eaves storage space. Timber framed door to:

Bedroom 4

Timber framed door to eaves storage space. Velux double glazed windows to the front elevation. From the second floor landing, timber framed door to:

Study

Laminate wood effect flooring.

OUTSIDE

6 Sweeps Lane has a private garden located to the front and rear of the house. The front is gravelled with a paved patio footpath and bordered by a range of mature plants and shrubs with stone walling. This provides space for outside dining and entertaining. The rear features a paved patio area bordered by a range of mature plants and shrubs with stone walling and timber fencing. There is a designated area providing off road parking for a couple of cars.

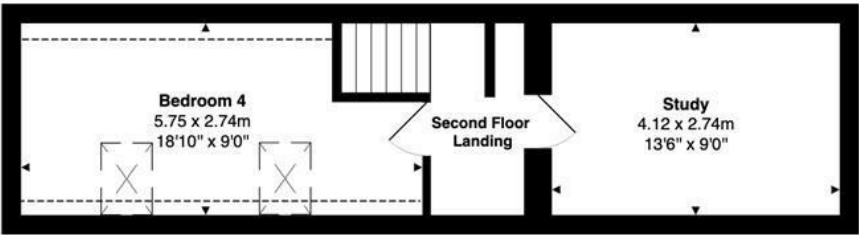
SERVICES

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

LOCAL AUTHORITY / COUNCIL TAX

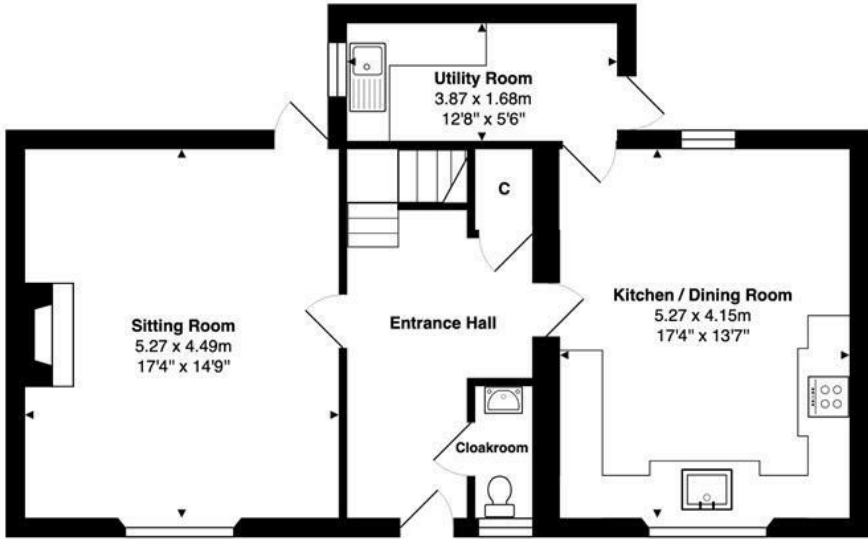
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'F' Rate payable for 2026 / 2027 £3766.63



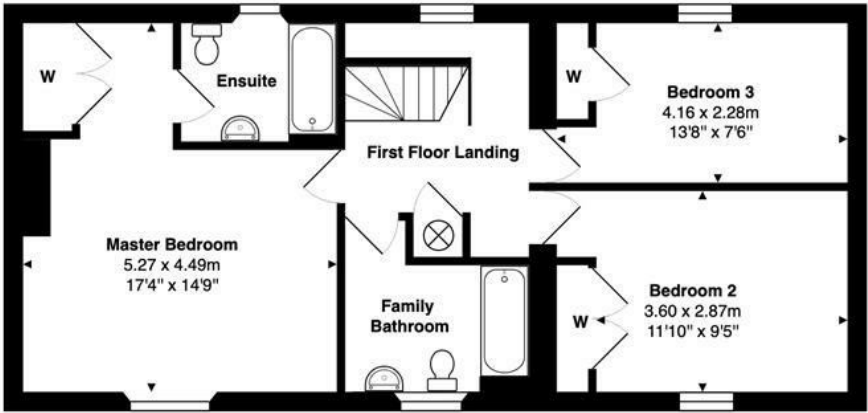


Second Floor

reduced headroom below 1.5m



Ground Floor



First Floor

Approximate Gross Internal Area
162.3 m² ... 1747 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		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	67
EU Directive 2002/91/EC		