



2 Bury Barn Cottages
Lechlade Road | Burford | Oxfordshire | OX18 4JF

STEP INSIDE

An enchanting semi-detached Cotswold stone barn conversion offering beautifully presented accommodation, combining character, versatility and contemporary living within one of the Cotswolds' most sought-after market towns.

Occupying an enviable position close to the heart of Burford, Bury Barn is a charming and beautifully maintained Cotswold stone home that perfectly balances period character with modern comfort. Offering approximately 1,621 sq ft of accommodation arranged over two floors, the property provides flexible living space ideally suited to families, professionals, downsizers or those seeking a lock-up-and-leave country retreat.

Constructed from attractive honey-coloured Cotswold stone and thoughtfully updated throughout, the property immediately impresses with its warmth, charm and sense of character. Exposed timbers, stone detailing and carefully chosen finishes combine effortlessly to create a welcoming home that is both elegant and practical.

The accommodation flows beautifully from a spacious kitchen/breakfast room, which forms the heart of the home. Thoughtfully designed for modern family living, the room provides ample space for informal dining and entertaining whilst enjoying views over the gardens.

A separate dining room offers a more formal setting for entertaining, whilst the principal sitting room is a delightful reception space, centred around a character fireplace and enjoying an abundance of natural light. Across the hallway, a further reception room currently serves as a cosy snug but offers excellent flexibility as a fourth bedroom, home office or playroom if required.

The first floor continues to impress with three generously proportioned bedrooms. The principal bedroom is particularly spacious, whilst two further double bedrooms are served by a well-appointed family bathroom. The accommodation is perfectly arranged to provide comfortable family living whilst retaining the character and individuality expected from a home of this nature.

Key Features

- Charming Cotswold stone barn conversion
- Approximately 1,621 sq ft (151 sq m) of accommodation
- Three/Four bedrooms
- Flexible snug or fourth bedroom
- Character sitting room with fireplace
- Spacious kitchen/breakfast room
- Separate dining room
- Beautifully presented throughout
- Attractive garden and entertaining area
- Situated within walking distance of Burford's amenities
- Ideal primary residence, second home or lock-up-and-leave property





SELLER INSIGHT

“ From the moment I first saw the property, I was captivated by its potential. Property renovation has always been both my passion and my profession, and I could immediately imagine what this cottage might become with enough vision, creativity, and hard work. Beneath its tired appearance, there was the opportunity to create something truly special - a home full of warmth, character, and beauty.

Although I have not lived in the property myself, I have thoroughly enjoyed shaping the spaces within it. The addition of three reception rooms has given the house a wonderful sense of versatility and flow, allowing it to feel equally suited to entertaining, family life, or quieter moments of retreat. Watching the garden evolve has also been immensely rewarding, and as it matures further under the care of future owners, I can only imagine how beautiful it will become.

For me, the heart of the house is undoubtedly the kitchen. It has been designed to feel both elegant and welcoming, sitting comfortably alongside the property's original charm. The open fireplaces throughout the cottage add another layer of character, and I often imagine how atmospheric the house will feel during winter, with fires lit and every room glowing with warmth.

The entire layout was completely reimagined as part of the renovation. The property was stripped back to its bare bones and rebuilt with a fresh perspective, allowing every inch of space to be carefully considered. My aim was always to balance character with practicality, creating interiors that feel timeless yet highly functional for modern living.

Outside, the garden and courtyard have been transformed into spaces designed for enjoyment and relaxation. In the summer months, I think they will truly come into their own. The patio creates a natural extension of the living areas, giving the property a lovely indoor-outdoor connection that works beautifully for entertaining or simply enjoying a quiet afternoon in the sun.

One of the unexpected pleasures during the renovation has been the support and encouragement from the neighbours. They have been wonderfully welcoming throughout the project, and in fact so inspired by the transformation that they are now renovating their own adjoining cottage. It feels as though the improvements are gently revitalising this small corner of the village together.

The location is another of 2 Bury Barn Cottages' greatest strengths. Positioned in the heart of Burford, it offers immediate access to everything the town is loved for - from artisan bakeries and cafés to excellent restaurants and Jesse Smith's renowned butcher. Burford Golf Club sits next door, while the area itself is highly regarded for its schools and strong community atmosphere. It is a place that combines convenience with genuine Cotswold charm.

My hope for the future owners is simply that they enjoy the house as much as I have enjoyed bringing it back to life. I believe 2 Bury Barn Cottages has the versatility to suit many different stages of life - whether as a home for a couple, a young family, a second home, or a place to retire peacefully. Most of all, I hope it becomes somewhere filled with happy memories and a true sense of home.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP OUTSIDE

Outside, the property enjoys an attractive garden and outdoor seating areas, creating an ideal space for al fresco dining, entertaining and relaxing throughout the seasons. The setting offers a wonderful degree of privacy whilst remaining conveniently positioned to enjoy all that Burford has to offer.

Bury Barn represents a rare opportunity to acquire a characterful Cotswold home within one of the region's most desirable locations, where timeless charm meets modern-day living.

Location

Often referred to as the "Gateway to the Cotswolds", Burford is one of the most picturesque and historic market towns in England. Renowned for its iconic medieval high street, attractive stone buildings and thriving community, the town offers an excellent range of independent shops, cafés, restaurants, galleries and traditional public houses.

The area is particularly well served for education, with the highly regarded Burford Primary School and the outstanding Burford Secondary School providing excellent schooling from primary through to sixth form.

For leisure and recreation, Burford Golf Club is located nearby and offers a highly regarded course in beautiful surroundings. The surrounding Cotswold countryside provides endless opportunities for walking, cycling and equestrian pursuits, whilst destinations such as Daylesford Organic Farm Shop, Soho Farmhouse, Cheltenham and Oxford are all within easy reach.

Excellent transport links are available via Charlbury and Kingham railway stations, providing regular services to London Paddington, whilst the A40 offers convenient access to Oxford, Cheltenham and the wider motorway network.

Distances (approx.)

Burford High Street 0.5 miles
Charlbury Station 8 miles
Kingham Station 10 miles
Oxford 20 miles
Cheltenham 22 miles
London Heathrow 60 miles

Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band C - West Oxfordshire District Council

Property Construction - Standard - stone & tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Septic tank shared with 3 properties - with a maintenance contribution currently set at approximately £128 per annum. Please speak with the agent for further information.

Heating - LPG gas

Broadband - FTTC Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - Some 4G mobile signal is available in the area - we advise you to check with your provider.

Parking - Driveway parking for 3 cars.- Please note that contributions towards the maintenance of the private driveway may be required from time to time, with the current contribution being approximately £150 as and when needed.

Notes - The property is situated in Burford Conservation Area. There are also rights of access for the maintenance of services. The property includes rights of support with adjoining land. Please speak with the agent for full details.

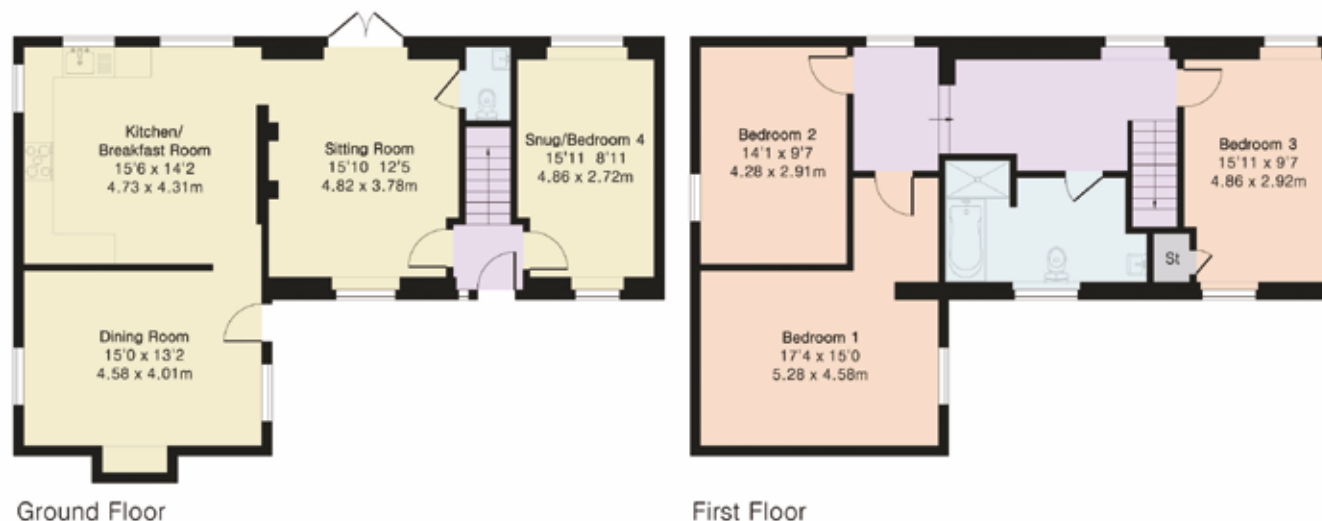




Approximate Gross Internal Area 1621 sq ft - 151 sq m

Ground Floor Area 814 sq ft – 76 sq m

First Floor Area 807 sq ft – 75 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	54 E
21-38	F		
1-20	G		



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