

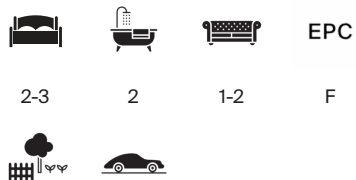


47 TAYNTON, BURFORD



A CHARMING COTSWOLD STONE COTTAGE IN VILLAGE SETTING

Stow-on-the-Wold 10 miles, Witney 10 miles, Charlbury 10 miles
(London to Paddington 70 mins), Oxford 19 miles, Cirencester 17
miles, Cheltenham 22 miles. Distances and times are approximate.



Local Authority: West Oxfordshire District Council

Council Tax band: D

Tenure: Freehold

Services: Main water, private drainage, electric heating and wood burning stove



LOCATION

Burford is a thriving Cotswold market town, known as 'The Gateway to the Cotswolds', is nestled in the Windrush Valley, surrounded by beautiful countryside, yet is within easy reach of Oxford and Cheltenham. The town offers a range of shopping facilities, a deli, butchers, a number of pubs and restaurants, local schools and a parish church. The impressive Burford Garden Company is on the edge of the town. There are numerous pretty villages closeby including the Barringtons, Swinbrook and Asthall, along with the beautiful market towns of Stow-on-the-Wold and Chipping Norton. The renowned Daylesford Organic Farm is just 10 miles away, with the members' club Soho Farmhouse approximately 15 miles away. Sporting and leisure facilities within the locality include equestrian activities, golf in Burford, Lyneham, Chipping Norton, and Broadway, and a network of local footpaths and bridleways







THE PROPERTY

Nestled within the highly desirable Cotswold village of Taynton, this attractive semi-detached Cotswold stone cottage combines period character with practical modern living. Constructed from honey-coloured limestone beneath a traditional pitched roof, the property enjoys considerable kerb appeal and occupies a delightful village position, ideal as a permanent residence or idyllic country retreat. The accommodation extends to approximately 1,114 sq ft (103.5 sq m) and offers well-balanced living space arranged over two floors.



A welcoming entrance leads into the heart of the home, a generous open-plan kitchen, dining and family room, with log burning stove, creating a sociable and light-filled environment, perfectly suited to both everyday living and entertaining. A versatile reception room currently arranged as a sitting room offers the flexibility to serve as a ground-floor third bedroom, home office or snug according to individual requirements. The first floor comprises two comfortable bedrooms, including an impressive principal bedroom with characterful proportions and a further double bedroom, together with family bathroom facilities.

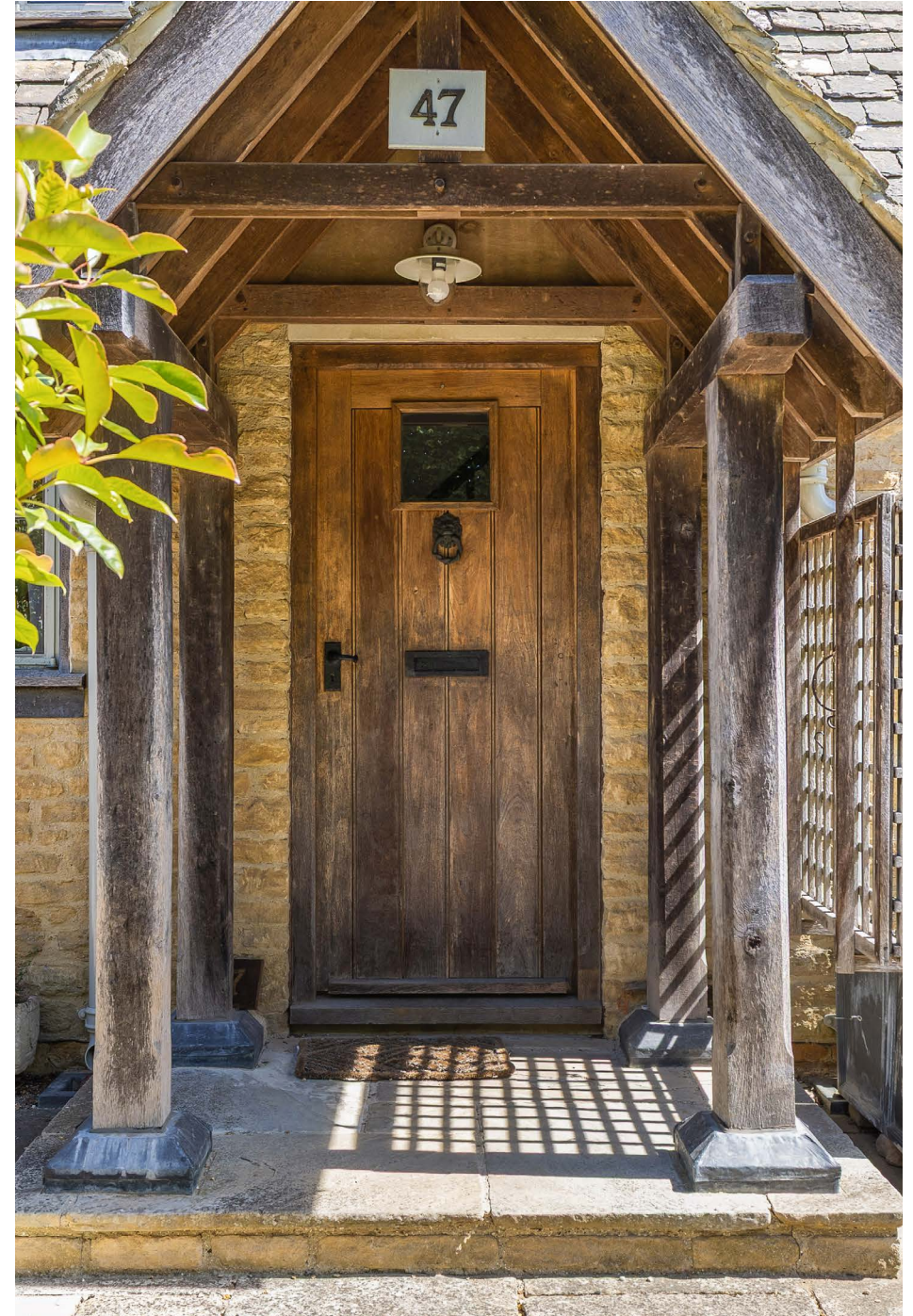




OUTSIDE

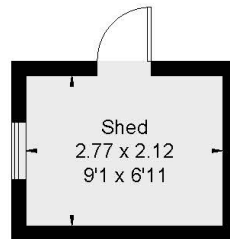
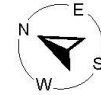
Externally, the property is approached through attractive gardens which complement the cottage's traditional appearance. The striking timber-framed entrance porch provides a warm welcome, while the grounds offer space for outdoor dining, relaxation and enjoyment of the peaceful village setting.

A useful detached shed provides additional storage, and the property further benefits from allocated parking for two vehicles, a particularly valuable feature within this sought-after Cotswold village.

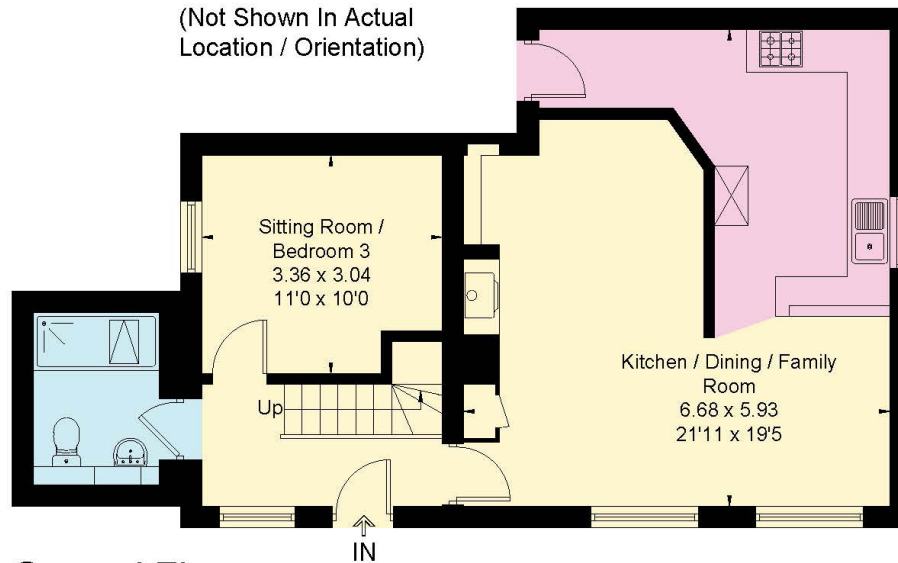




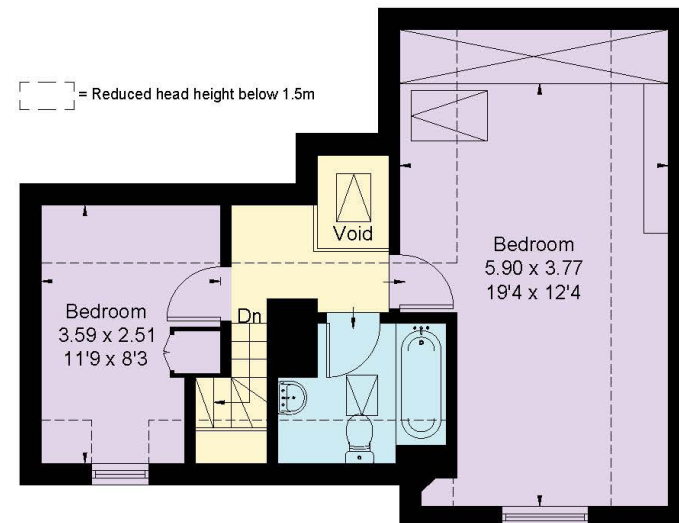
Approximate Floor Area = 103.5 sq m / 1114 sq ft
(Excluding Void / Shed)



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #113052

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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