

Byford House, Shilton, Oxfordshire



An elegant Cotswold house in an elevated position within a delightful village near Burford.

Summary of accommodation

Ground floor Sitting room | Study | Kitchen/dining room | Boot room | Cloakroom

First floor Four bedrooms | Three bathrooms

Outside Garage with car lift and gardener's WC

Distances

Burford 3 miles, Swinbrook 3 miles, Witney 7 miles, Charlbury (Mainline railway station to London Paddington 80 minutes) 10 miles, Oxford 22 miles, Cheltenham 22 miles
(All distances and times are approximate).





Situation

Shilton is a beautiful unspoilt Cotswold village with a pretty ford at its centre and an excellent public house at its heart. The village is in the main designated as a Conservation Area.

The Cotswold town of Burford provides a range of shopping facilities, catering for most everyday requirements, with primary and secondary schools, several public houses, restaurants and Burford Garden Centre. Within easy reach of Burford are a range of renowned restaurants and public houses including The Swan at Swinbrook, Daylesford Farm Shop, The Kingham Plough, Wild Rabbit and The Feathered Nest to name a few.

Witney, 7 miles to the east provides an extensive range of facilities including a cinema and Waitrose supermarket.

Schooling in the area is exceptionally good, with a range of public and private schools accessible from Shilton.

Oxford, Cirencester and Cheltenham are all within easy reach and provide the main shopping and cultural centres for the area. Access to London is via the A40 and M40 and there is a mainline railway station to Paddington at Charlbury (approximately 10 miles).

The Property

An immaculately presented Cotswold house, in an elevated position overlooking the village pond.

The house has been extended, refurbished and finished to an exceptionally high standard throughout, with an impressive kitchen/breakfast room overlooking exquisite gardens.

With a combination of traditional and modern finishes, Byford House provides the charm of a period property with the benefits of modern efficiency.

On the first floor are four bedrooms and three bathrooms all with huge character, including a substantial master bedroom suite with fitted wardrobes.





Outside

Approached via a private driveway with an extensive parking area and a recently constructed garage with car lift enabling two cars to be parked in vertical formation.

A dining terrace adjoins the house and leads to the delightfully secluded gardens, bordered by mature trees.

Property information

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

Local authorities: West Oxfordshire District Council. 01993 861 000

Tenure: Freehold

EPC: D

Directions (OX18 4AB)

From the centre of Burford proceed up the hill to the south and at the large roundabout take the A40 towards Oxford. After a quarter of a mile, turn right onto the Shilton Road (B4020). After two miles, turn right at the dip in the road into Shilton. Proceed through the village, passing the Rose and Crown pub on the right, with the village green and ford on the left shortly thereafter. Byford House is immediately opposite the ford, set behind Cotswold stone walls.

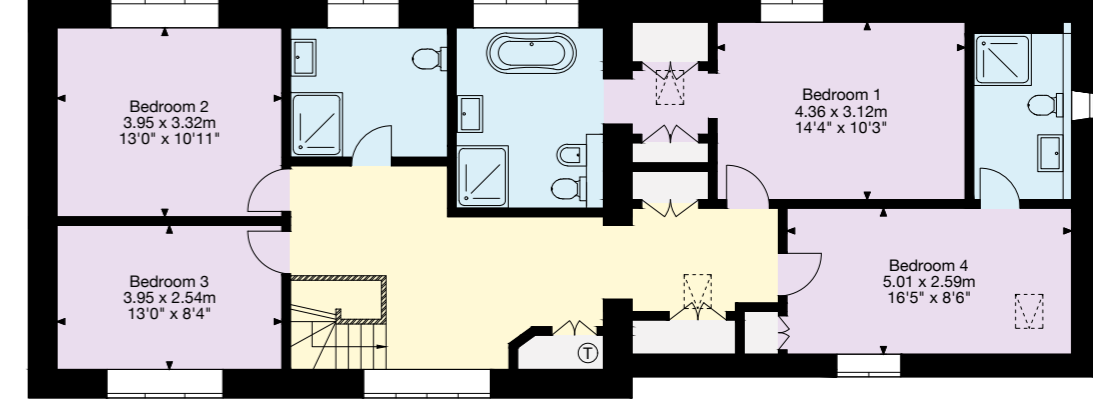
Viewings

By appointment through sole selling agent Knight Frank.

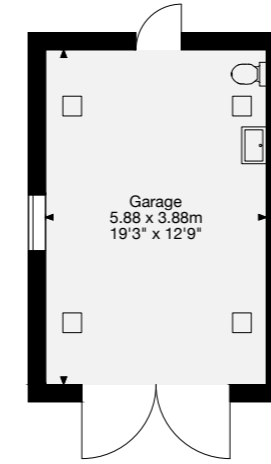


Approximate Gross Internal Floor Area
 Main House = 216 sq m / 2,325 sq ft
 Garage = 24 sq m / 253 sq ft
 Total Area = 240 sq m / 2,578 sq ft

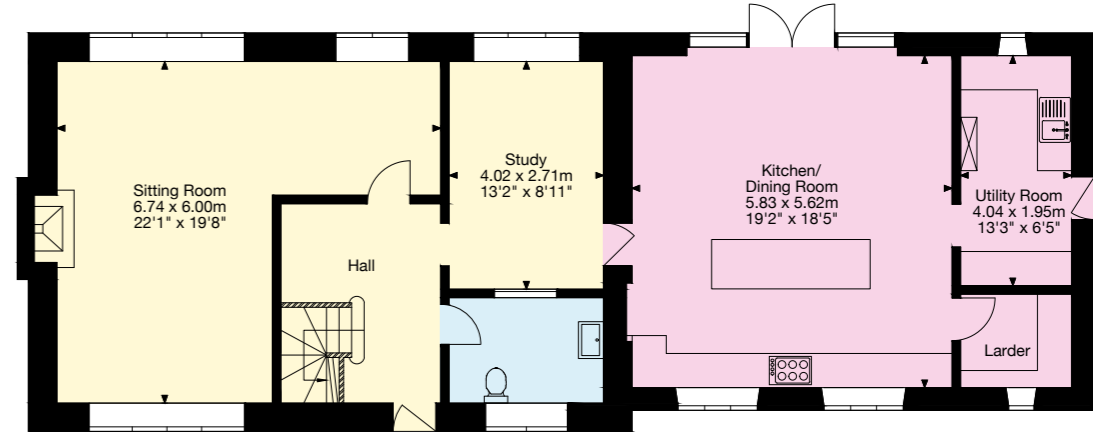
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Garage



Ground Floor

Knight Frank Oxford
 274 Banbury Road
 Summertown
 Oxford
 OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more
 Harry Sheppard
 01865 264879
harry.sheppard@knightfrank.com



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