



Burford House

Burford, Oxfordshire



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Town centre and shops 150 yards, Swinbrook 3 miles, Charlbury (mainline station to London Paddington 70 minutes) 9 miles, Stow-on-the-Wold 10 miles, Soho Farmhouse 16 miles, Cirencester 17 miles, Oxford 19 miles
(All distances and times are approximate)

An elegant detached town house with generous ceiling heights, double garage, extensive parking and private gardens in the heart of Burford.

Entrance hall | Drawing room | Sitting room | Kitchen/dining room | Study | Conservatory | Cloakroom

Five bedrooms | three bath/shower rooms

Double garage with loft potential | Private gardens | Parking

In all about 0.2 acres

EPC: D



Knight Frank Oxford

274 Banbury Road
Oxford,
OX2 7DY
01865 264879

harry.sheppard@knightfrank.com
knightfrank.co.uk

Knight Frank Stow

Stow-on-the-Wold
Brett House, Park St,
Stow-on-the-Wold, GL54 1AG
01451 600613

Leigh.glazebrook@knightfrank.com
knightfrank.co.uk



Situation

Burford House is situated in the heart of the town only a short walk from all the shops. Opposite is a small family-run garden shop, the splendid Burford Church and parking for the town which is convenient for overflow guests.

Burford is a thriving Cotswold market town with an extensive range of facilities including public houses, restaurants (e.g. [The Lamb www.cotswold-inns-hotels.co.uk/the-lamb-inn](http://www.cotswold-inns-hotels.co.uk/the-lamb-inn)) shops, churches and Burford GardenCompany (www.burford.co.uk).

Within easy reach of Burford, are numerous pretty villages including the Barringtons, Swinbrook and Asthall along with the beautiful market towns of Stow-on-the-Wold, Woodstock, Cirencester, Charlbury and Chipping Norton.

Excellent shopping facilities in Burford, and the market town of Witney (8 miles) including Waitrose and Marks and Spencer supermarkets. Further extensive shopping facilities can be found in Oxford to the east.

Communication links are excellent with the A40 linking to Oxford and London via the M40. Rail links from Charlbury (9 miles) and Oxford Parkway (19 miles).

Burford House

Burford House is a substantial (2,681 sqft) detached modern family house set amongst formidable gardens quietly situated near the town centre with views of the church spire.

Built 22 years ago of Cotswold stone under a tiled roof the accommodation is well thought out for family living and entertaining. The main reception rooms are light and spacious with generous ceiling heights. The property is not Listed and has double galzed sash windows, working shutters and a lead covered portico. The principal drawing room is 22ft long has an open fire, french doors out to an adjoining terrace plus access to the conservatory.

The kitchen/dining room is equally as light and spcaious with multiple wall and base units under granite work surfaces. There is an electric rangemaster cooker and breakfast bar over a stone floor.

On the first floor there is a wide landing leading up from the entrance hall, five bedrooms and three bath/shower rooms. All bedrooms enjoy views over the garden or of the church spire.



The property is private and secure behind double electric wooden gates. There is a double garage with potential to convert the loft into a home office or annexe. The gardens are formodable. Framed by a cotswold stone wall with pleached limes the garden is beautifully landscaped or compartmentalised into areas or rooms. Adjoining the house is a wonderful sun terrace, the principal lawn studded with immaculate topiary to the front and numerous raised beds with a collection of fruit trees.

Directions (OX18 4SD)

From Oxford, take the A40 west of Burford, at the main roundabout by Starbucks, take the third exit down The Hill towards the centre. Continue towards the botom of the hill and take the right hand turn onto Church Lane. Following the lane around to the lright then left and Burford House will appear on your right hand side before the third corner.

Services

Water, electricity and drainage.

Fibre optic broadband.

Local Authority

West Oxfordshire District Council. Tel (01993) 702941.

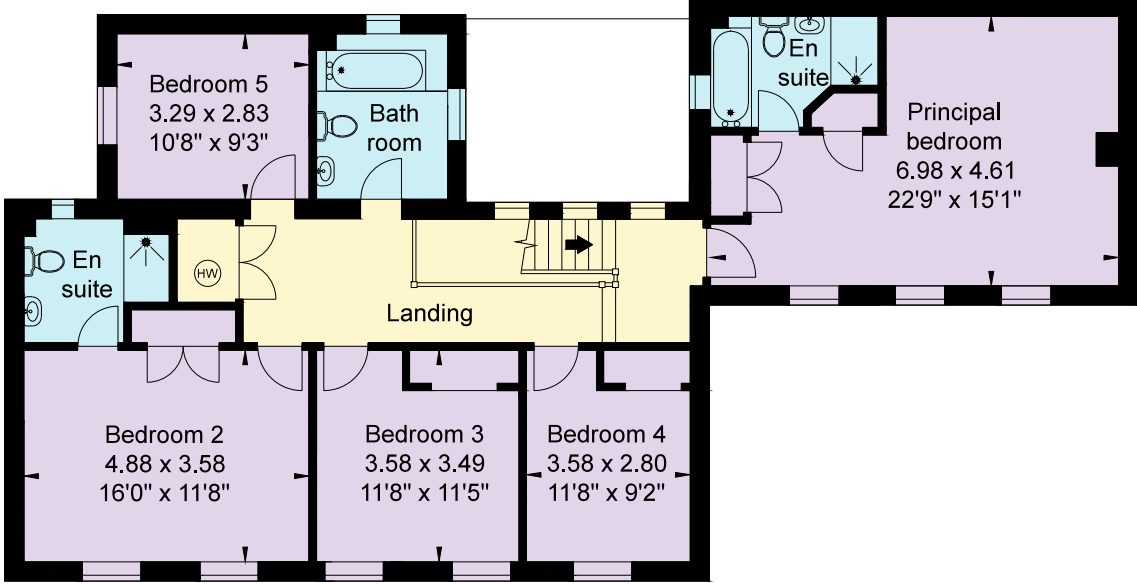
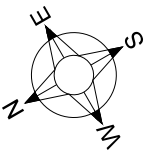
Viewings

Strictly by appointment through the vendors agents.

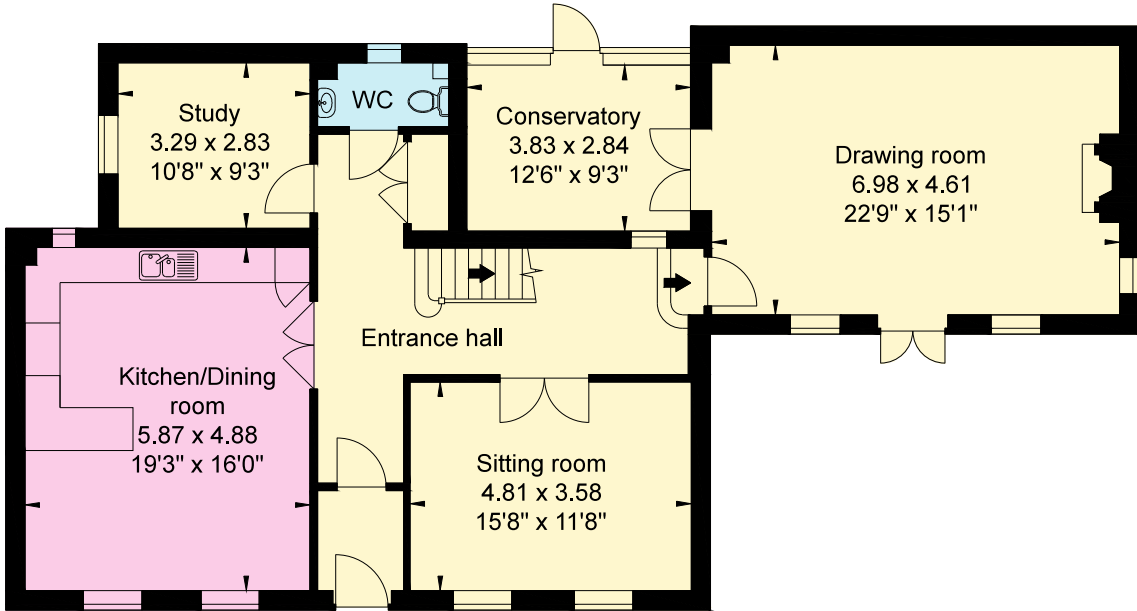


Approximate Gross Internal Floor Area
Main House = 249 sq m / 2,681 sq ft
Double Garage = 32 sq m / 348 sq ft
Total Area = 281 sq m / 3,029 sq ft

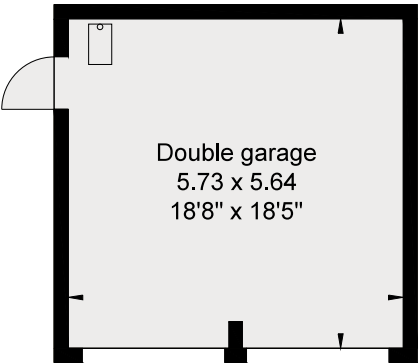
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



First Floor



Ground Floor



Not shown in actual location / orientation



Connecting people & property, perfectly.

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