



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



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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) shops, churches and Burford Garden Company (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 glazed 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 spacious 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 formidable. 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 bottom of the hill and take the right hand turn onto Church Lane. Following the lane around to the right then left and Burford House will appear on your right hand side before the third corner.

Services

Water, electricity and drainage.

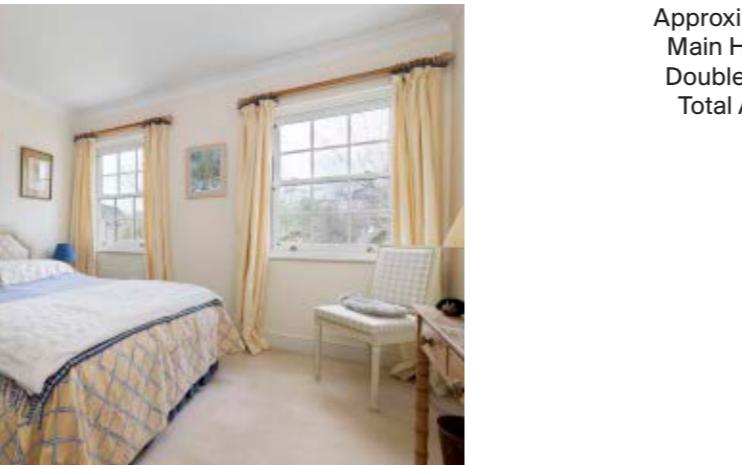
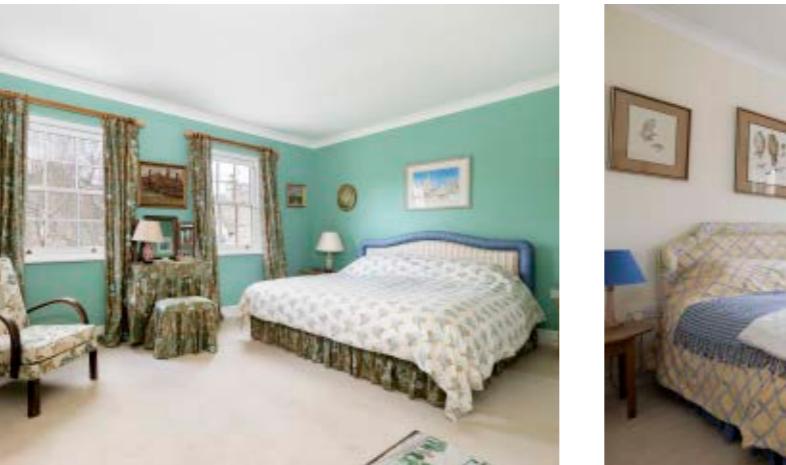
Fibre optic broadband.

Local Authority

West Oxfordshire District Council. Tel (01993) 702941.

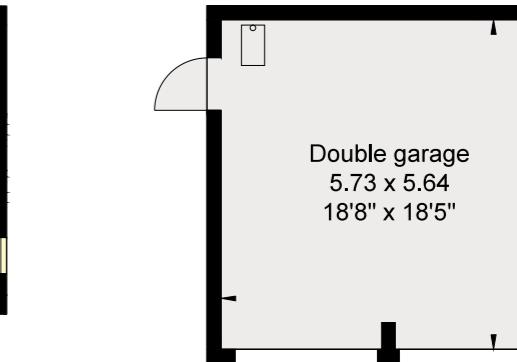
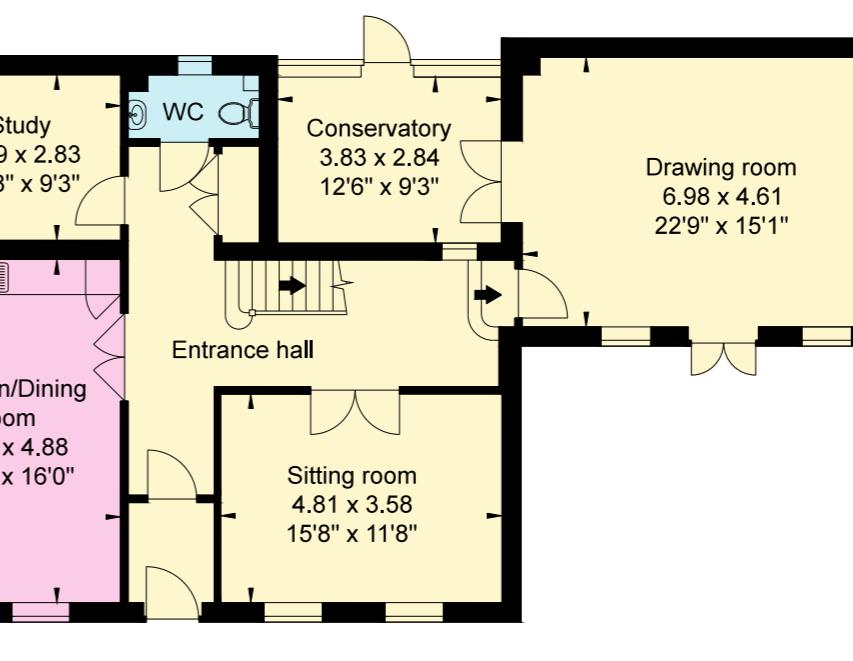
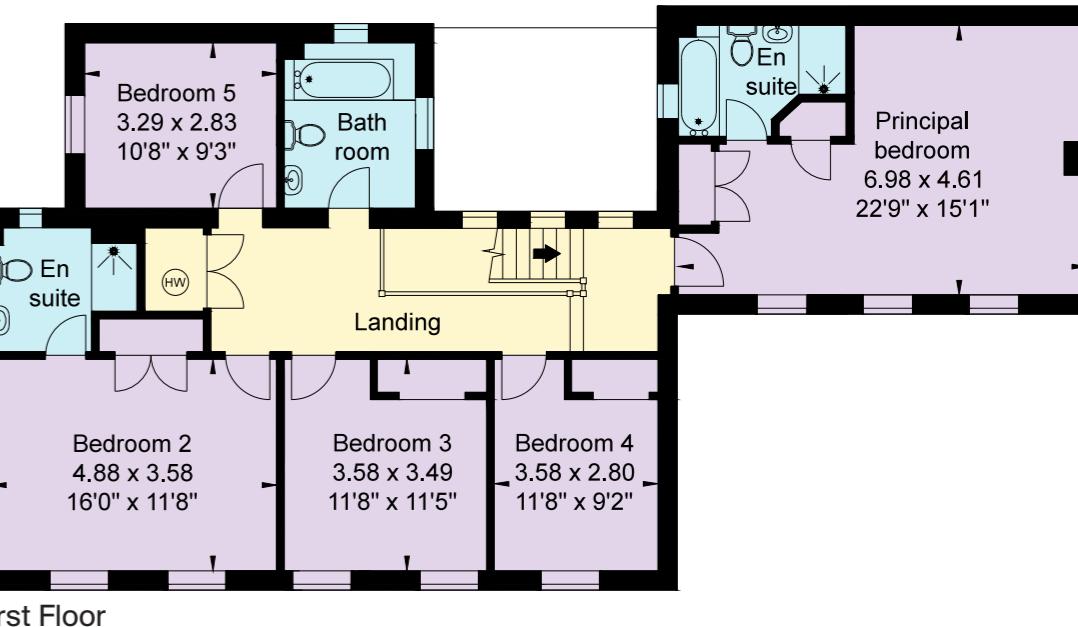
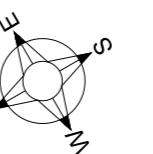
Viewings

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

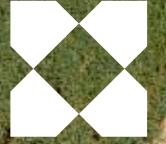
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Particulars: These particulars are not a contract or offer for sale, and one should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated March 2021. Photographs and videos dated March 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



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