



RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

25 WITNEY STREET
BURFORD | OXFORDSHIRE



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OX18 4RX

'beautifully presented end terrace cottage positioned in a prime position just a short walk from the high street'

Witney 7 miles | Charlbury Train Station 9 miles | Cirencester 21 miles
Oxford 20 miles | Cheltenham 22 miles
all distances are approximate

charming grade II listed cottage | beautifully presented throughout
newly fitted kitchen/garden room | two reception rooms
utility/cloakroom | three double bedrooms
ensuite to principal & family bathroom | enclosed garden with rear access
highly desirable location

the finer details

services Mains water, electricity, drainage and oil fired central heating
tenure & possession The property is freehold and offers vacant possession on completion
fixtures & fittings May be acquired by separate negotiation
local authority West Oxfordshire District Council
council tax Band E

viewing arrangements By appointment with Radnor Martin 01993 765115
energy performance certificate Not required as the property is Listed

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description

25 Witney Street is a beautifully presented Grade II listed cottage situated moments from Burford High Street. Sympathetically updated throughout maintaining many original features including exposed beams and stonework, it therefore retains much charm and character. The ground floor comprises; entrance/dining room with open plan fireplace, engineered oak flooring and a useful understairs storage which could be used as a home office, sitting room with wood burning stove, open plan newly fitted kitchen/garden room and utility/cloakroom. The first floor provides two double bedrooms with built in wardrobes and family bathroom with rolltop bath. The third bedroom and en-suite shower room is located on the second floor. To the rear is a pretty and private fully enclosed garden with lawn and paved dining terrace and summer house with electricity supply which would make it useful as a home office. There is also pedestrian side access from Guildenford.

area

Burford is a thriving Cotswold market town with many historical connections. Known as 'The Gateway' to the Cotswolds it is nestled in the Windrush Valley surrounded by beautiful countryside. An abundance of shopping facilities including independent delis, butchers and bakeries, an array of notable pubs, restaurants and hotels plus the highly renowned Burford Garden Company can be found on the edge of the town. Burford has an excellent local junior and senior schools plus further private schools within easy reach. The town also has an active parish church, doctors' surgery, chemist, library and post office these are all a short stroll from the house. Burford is close to numerous pretty villages including the Barringtons, Swinbrook and Asthall along with the picturesque market towns of Stow-on-the-Wold, Woodstock, Cirencester, Charlbury and Chipping Norton. Excellent shopping facilities are on hand in Witney (8 miles) including Waitrose and Marks & Spencer.

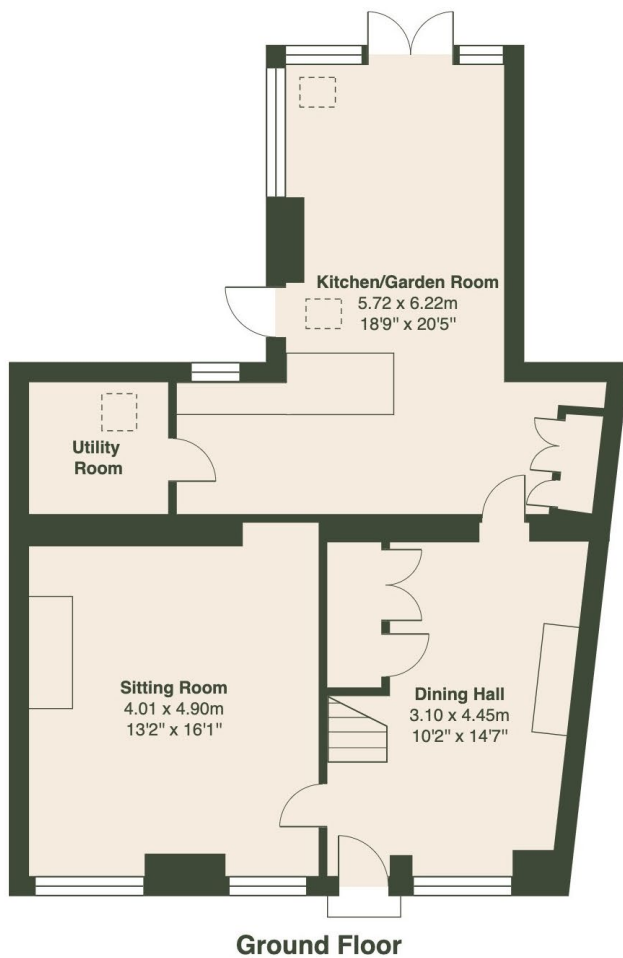
Further extensive shopping facilities can be found in Oxford to the east or Cheltenham to the west. Daylesford Organic Farm is just 10 miles away with members club Soho Farmhouse approximately 15 miles away. Brilliant communication links include the A40 to Oxford and London via the M40. Rail links from Charlbury (9 miles, trains to Paddington 70 mins) and Oxford Parkway (19 miles, trains to Marylebone 45 mins). 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.



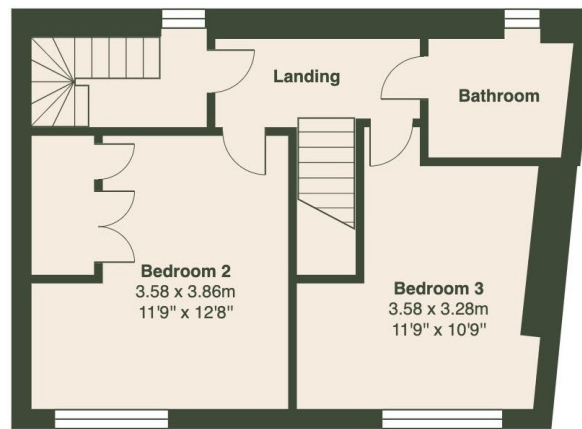




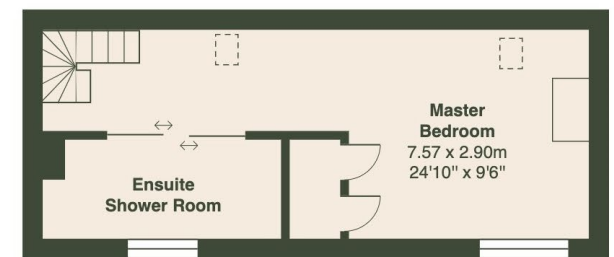




Ground Floor



First Floor



Second Floor

Total Area: 125.5 m² ... 1350 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

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- vii) all measurements are approximate.





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