



RADNOR MARTIN

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

ROSE COTTAGE
15 ORCHARD RISE | BURFORD





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OX18 4SZ

'Rose Cottage is a well-presented detached stone-built property offering spacious and bright accommodation over two floors in this sought after cul-de-sac a short walk into Burford'

Cirencester 17 miles | Shipton-under-Wychwood 4 miles |
Cheltenham 20 miles | Oxford 18 miles
all distances are approximate

detached stone built house | close to Burford High Street
sitting room with open fireplace | kitchen/breakfast room | study | WC
utility room with storage | three bedrooms | ensuite & family bathroom
beautiful gardens with views | double garage & parking

the finer details

services Mains water, drainage and electricity. Electric central heating
tenure & possession Freehold and offers vacant possession
fixtures & fittings May be acquired by separate negotiation
rights of way There are no footpaths or rights of way over the property
local authority West Oxfordshire District Council
council tax Band E
viewing arrangements By appointment with Radnor Martin
energy performance certificate Energy Performance rating – D



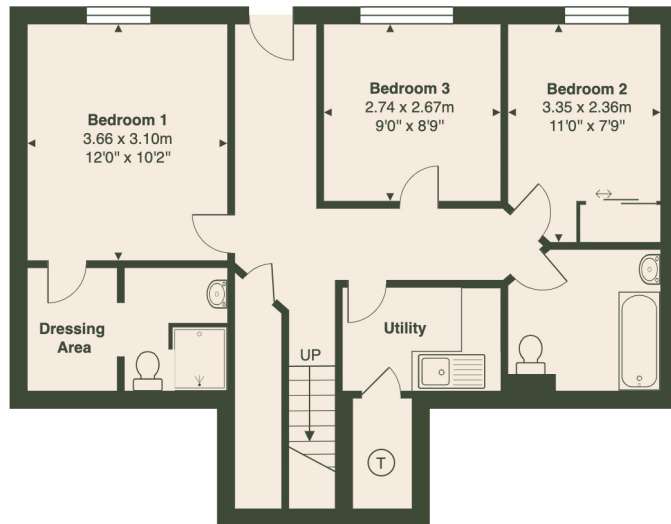
description

Rose Cottage is a detached stone-built property offering spacious and bright accommodation over two floors. This popular development of executive homes is set in the peaceful and quiet location, yet only a short walk into the bustling town of Burford. The house is presented in excellent decorative order and many of the rooms provide extensive views over Burford and the countryside beyond. The front door opens onto spacious entrance hall, which is open plan to the kitchen/dining room, door leads to reception room with coal wood burner, separate WC, and a study. Stairs lead to the lower ground floor which provides a hallway that leads to the garden, utility room and large storage cupboard, principal bedroom with dressing room and ensuite bathroom and two further bedrooms – which share a large family bathroom. The current owners have landscaped the terraced garden which provides wonderful views of Burford, there is also a summer house, a pond and useful side access back up to the front garden. Further benefits include a spacious double garage and off-street parking for up to three cars.

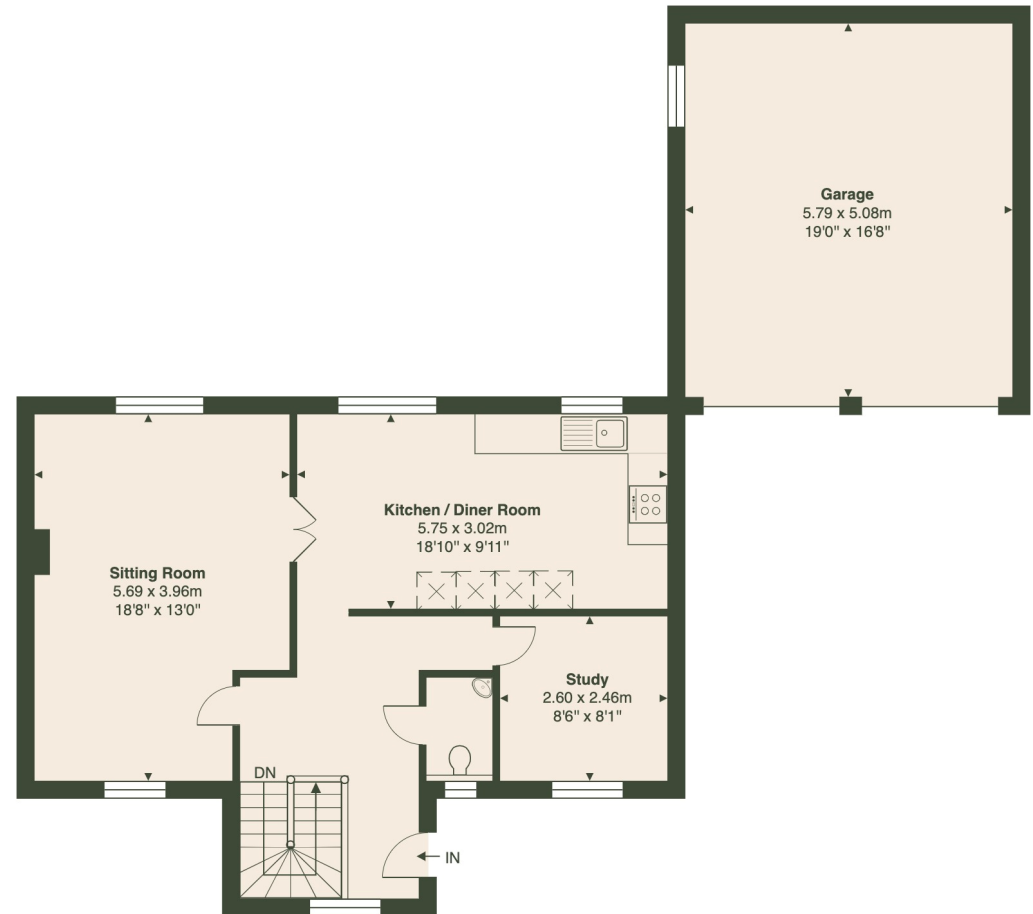
area

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.





Lower Ground Floor



Ground Floor



Approx Gross Internal Area 152.3 m² ... 1639 ft² (Includes Garage)

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.
 Drawn by E8 Property Services. www.e8ps.co.uk

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