

# RADNOR MARTIN

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

ST. ANDREWS  
OXFORD ROAD | BURFORD





## ST. ANDREWS

OXFORD ROAD | BURFORD | OX18 4PG

*'impressive detached four-bedroom period property with further potential to extend, outbuildings, a small paddock and fabulous views of the Windrush Valley in all approximately 1.25 acres'*

Burford High Street 0.5 miles | Witney 7 miles | Oxford 19 miles  
Cheltenham 23 miles | Charlbury Station 9.5 miles (Paddington 67 minutes)  
Oxford Parkway Station 17 miles (London Marylebone from 55 minutes)  
*all distances and times are approximate*

period property | drawing room | kitchen/family room | boot room | cellar  
utility/shower room | four double bedrooms (one with shower)  
family bathroom | attic space (games room) | parking for several cars  
approximately 1.25 acres of land | potential to extend  
outbuildings include a workshop, garage, boiler room, bike store, kennel/dog  
run, stone garden store, stable block & field shelter

### *description*

St Andrews is a substantial period house situated in an elevated position in an area of outstanding natural beauty just outside Burford, accessed via the A40. The property retains many original features including high ceilings, picture and dado rails, bay windows, shutters, window seats, flagstone flooring to the entrance hall and an impressive central staircase with galleried landing. Over recent years there have been many improvements including re-wiring, replumbing and replacing/repairing windows, creation of an open plan kitchen/breakfast/family room and an elegant formal reception room. The property sits in approximately 1.25 acres of land and includes gardens siding onto adjoining farmland, a small paddock and a range of useful outbuildings including a stable block, with wonderful views across the Windrush Valley.







### *description*

The property is entered from the valley side of the house via steps and the substantial porch, with a part glazed door opening to the main entrance hall. To one side is the elegant drawing room, which has windows to three aspects including a deep bay window overlooking the view and an attractive stone fireplace with wood-burning stove. The 'L' shaped kitchen/family room is the sociable heart of the house, with a seating area with bay windows and a fireplace housing a wood burning-stove, large breakfast island and a modern fitted kitchen with a deep bay window and generous storage. Appliances include a two-oven electric Aga with a high-level mantel over; an induction hob with an extractor fan over; integrated dishwasher and built in microwave. Space for an American style fridge-freezer. A door to one side leads to the rear hall, with access to the boot room and to the utility/shower room, which has a shower and WC and space and plumbing for laundry appliances and is in need of upgrading. The boot room has ample space for coats and boots and external doors opening to the drive and the garden. It is between the rear of the house and the side of the garage/workshop block, this area could act as a link with the main house to provide additional accommodation. A storage cellar is accessed beneath the stairs in the entrance hall.

The impressive central staircase rises and turns from the hall to a galleried landing, with a window overlooking the garden and valley and doors to the first-floor accommodation. Two large double bedrooms with bay windows and fabulous views are situated on the valley side of the house, one with a walk-in wardrobe, further one with built in wardrobes, a shower and a wash basin. Two further double bedrooms are situated off the landing, one with a basin. The recently re-fitted family bathroom has panelling, a bath and a separate shower with a rain shower head and there is also a separate WC. A steep staircase rises to a small landing area with a door to the impressive attic space. This has a good high-pitched ceiling with Velux windows and a door to a partitioned storage area. Currently used as a games room/for storage there is scope to create additional bedrooms and bathrooms, subject to planning permission.

St Andrews is screened from the road by trees and panel fencing. The workshop/garage block is situated between the house and the road and consists of a large vaulted workshop, garage, boiler room and enclosed covered dog run/kennel, beyond which is a vegetable garden with raised beds.

### *description continued*

Pedestrian gates lead from the driveway to a paved terrace adjacent to the entrance porch, which is enclosed by Cotswold stone walls and has breathtaking views of the valley below and the farmland next to the property. The gardens are predominantly laid to lawn interspersed with mature trees. A period stone store to one side and a gated track leads from the drive down one side of the gardens to the stable block, which consists of a storeroom; four stables; a tack room and an open store on a level, concrete yard. Beyond the stable block is an area of sloping paddock with a field shelter. The gravel driveway provides parking for several vehicles adjacent to the house.

### *area*

Burford is a thriving Cotswold market town, nestled in the Windrush Valley surrounded by beautiful countryside, with a friendly and active community and enjoying the biannual 'Burford Festival'. An abundance of shopping facilities include independent delis, butchers and bakeries, an array of notable pubs, restaurants and hotels and the highly renowned Burford Garden Company. Burford has excellent local junior and senior schools plus private preparatory and senior schools within easy reach. There is a wide range of activities for children to enjoy, scouts, football, cricket and rugby clubs, and swimming in nearby Carterton. The town also has an active parish church, doctors' surgery, pharmacy, library and post office a short stroll from the house. Burford is close to numerous pretty villages 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 and further afield 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 road 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). With the newly commissioned Elizabeth line the heart of the city of London can be reached within two hours. 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.









*the finer details*

**services** Mains water and electricity, oil-fired central heating.  
Shared private drainage.

**tenure & possession** The property is 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 G

**viewing arrangements** By appointment with Radnor Martin

**energy performance certificate** Energy Performance rating – E

**what three words** ///cake.solicitor.handwriting

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Total Area: 503.0 m<sup>2</sup> ... 5414 ft<sup>2</sup>

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](http://www.e8ps.co.uk)

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# RADNOR MARTIN

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