



# RADNOR MARTIN

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

SWAN LANE HOUSE  
SWAN LANE | BURFORD





# SWAN LANE HOUSE

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*'beautifully presented three storey period property situated in this quiet location a short walk from Burford High Street'*

Swan Lane House is a beautifully presented three storey period property situated in this quiet location a short walk from Burford High Street. The property has been completely renovated and extended by the current owners over the last 10 years and now provides a superb family home with the added benefit of a detached annexe ideal for use as further guest accommodation or holiday let. The accommodation comprises; four double bedrooms, four bathrooms (two ensuite), study, drawing room with wood burner, wonderful kitchen with full width family room with bi-fold doors onto the south facing terrace, downstairs cloak room, dining/entrance hall, separate detached annexe with kitchen/reception room, bathroom and double bedroom with its own private patio garden. Wonderful 200ft south facing garden. Off street parking for 4 cars.

## *the finer details*

- services** Mains water, drainage and electricity. Oil-fired 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** Main House Band F/Swanlings Band A
- viewing arrangements** By appointment with Radnor Martin
- energy performance certificate** Main House D/Swanlings C
- what three words** ///recapture.grocers.reassured

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### *the main house*

Swan Lane House is approached via the gravel front driveway – steps up to front door with entrance onto;

**Entrance/Dining Hall** – With limestone tiled floor, casement window to front elevation, understairs storage, open fireplace, door to drawing room, and to kitchen

**Cloakroom/WC** – with limestone tiled floor, low level WC, pedestal hand wash basin, radiator, cupboard housing tumble dryer and hanging area

**Drawing Room** – Wonderful bay window with shutters, period fireplace with wood burner, built in bookcase with cupboards below, radiator, fitted carpet, door to kitchen/family room.

**Kitchen\Family Room** – Range of bespoke shaker style handmade wall and base units with granite worktop, space for range oven with extractor, integrated dishwasher, washing machine and inset sink with window overlooking garden.

Central island (freestanding), space for American style fridge/freezer, larder cupboard, lantern ceiling, limestone tiled floor throughout which seamlessly opens onto the dining/family room and impressive range of bi-fold doors that link to the large garden terrace.

Off the entrance hall stairs lead to the first-floor landing with window to the front elevation.

**Family Bathroom** – Casement window, pedestal hand wash basin, low level WC, freestanding bath and heated towel rail.

**Study** – Fitted carpet, radiator opening onto:

**Principal Bedroom** – Two casement windows overlooking the rear garden, fitted carpet, radiator, bespoke walk-in wardrobe, door to ensuite.

**En-suite** – Enclosed glass shower screen, low level WC, roll top bath, handbasin set on vanity unit, bathroom television, heated towel rail, window, extractor fan.

**Bedroom 2** – Window overlooking front elevation and French doors to Juliet balcony, fitted carpet, radiator, door to en-suite shower room.

**En-suite** – Enclosed glass shower screen, back to wall WC, pedestal hand basin, heated towel rail, extractor fan.

Stairs up to 2nd floor

**Bedroom 3** – Vaulted ceiling with window overlooking rear, fitted carpet, radiator.

**Shower Room** – Velux window to rear, shower cubicle with tiled walls, low level WC, handbasin set in vanity unit and heated towel rail.

**Bedroom 4** – With vaulted ceiling, casement window to side elevation, two Velux windows to rear, fitted carpet, fitted wardrobes and cupboards and radiator.

### *annexe*

The annexe, also known as ‘Swanlings’, is completely detached and has its own private services. It has been run on and off as a very successful holiday let when not being used by family.

Front door opens onto kitchen/reception room with vaulted ceiling, range of shaker style wall and base units with integrated appliances, inset sink overlooking the front elevation, door to bathroom with panel enclosed bath with tiled walls and shower above with glass shower door, pedestal hand wash basin and back to wall WC.

Double bedroom with vaulted ceiling, window and stable door to the private rear south facing courtyard garden.

### *the main garden*

The wonderful and very private Cotswold stone paved terrace is accessed from the kitchen/family room via expansive bi-fold doors and via a gated entrance from the main driveway. Currently arranged as a large seating and dining area, a dry-stone wall with central steps leads to the garden.

The garden features a mix of mature shrubs with a more informal meadow-feel to the South. There are beautiful vistas of Burford and beyond from under the dappled shade of a series of well-established trees including fir, poplar and mature fruit trees. This could also provide an ideal location for a further garden room.

The peaceful oasis is divided by laurel planting, creating privacy and seclusion. This includes screening of two garden sheds (one with power), wood store and oil tank.













### *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.

Witney 7 miles | Oxford 21 miles

Cheltenham 23 miles | Charlbury Station 9.5 miles (Paddington 67 minutes)

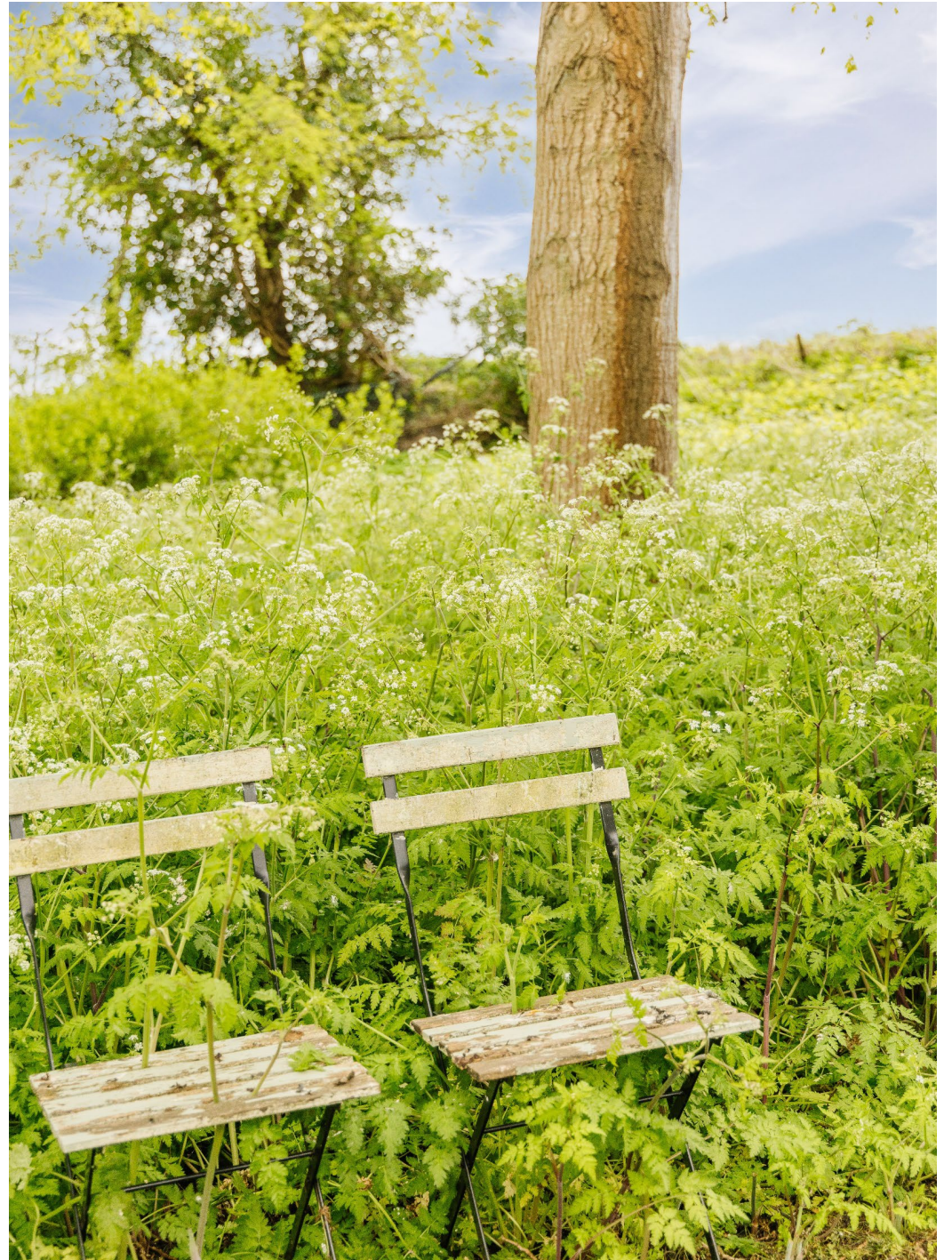
Oxford Parkway Station 17 miles (London Marylebone from 55 minutes)

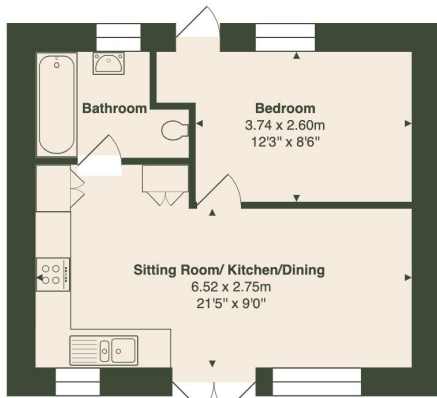
*all distances are approximate*

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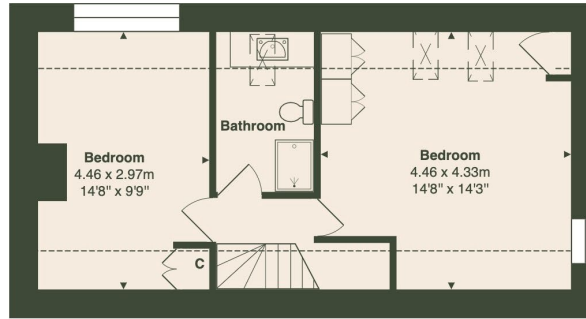




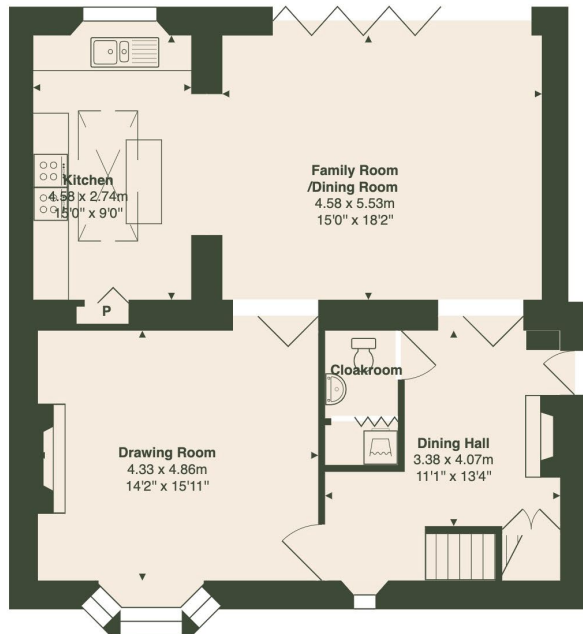




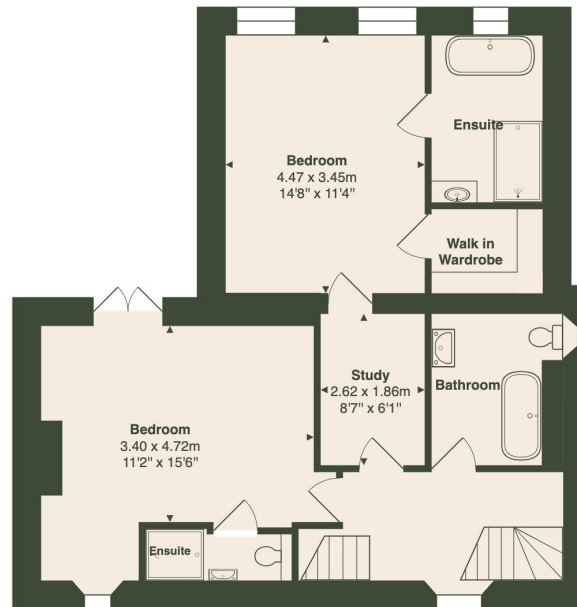
**Annexe**  
 Approx. GIA: 35.6 m<sup>2</sup> ... 384 ft<sup>2</sup>  
 Not in exact location



**Second Floor**



**Ground Floor**



**First Floor**

Approx. Gross Internal Area: 224.1 m<sup>2</sup> ... 2412 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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- vii) all measurements are approximate.



# RADNOR MARTIN

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