

RADNOR MARTIN

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

10 ORCHARD RISE
BURFORD | OX18 4SZ





10 ORCHARD RISE

BURFORD | OX18 4SZ

'a beautifully presented detached stone-built house situated in the heart of Burford'

Witney 8 miles | Charlbury Station 10 miles (London, Paddington 70 minutes)
Stow on the Wold 10 miles | Cirencester 17 miles | Oxford 20 miles
all distances are approximate

kitchen/dining room | study | utility room | sitting room with access to garden
downstairs WC | family bathroom | four bedrooms (one with ensuite shower
double garage | beautifully landscaped gardens | off street parking

description

10 Orchard Rise is a beautifully presented, spacious and bright four-bedroom detached house situated in this quiet cul-de-sac, close to the centre of Burford. The property has been modernised in recent years including replacing all the windows and doors and installing solar heating. The property comprises; entrance hall, drawing room with French doors onto the garden, large kitchen/dining room with hand-built kitchen with windows overlooking the rear garden and door to utility room with side access, study and downstairs cloakroom. On the first floor there is a modern family bathroom, four bedrooms (one with ensuite shower room) and two of the bedrooms have excellent built-in wardrobes. The rooms to the front of the house afford incredible views of Burford and the countryside beyond and to the rear of the house overlooks the wonderfully landscaped, manicured and well stocked south facing garden which provide a large lawn, paved dining terrace and useful side access. The property benefits from a double garage and hard standing for two cars.

RADNOR MARTIN



the finer details

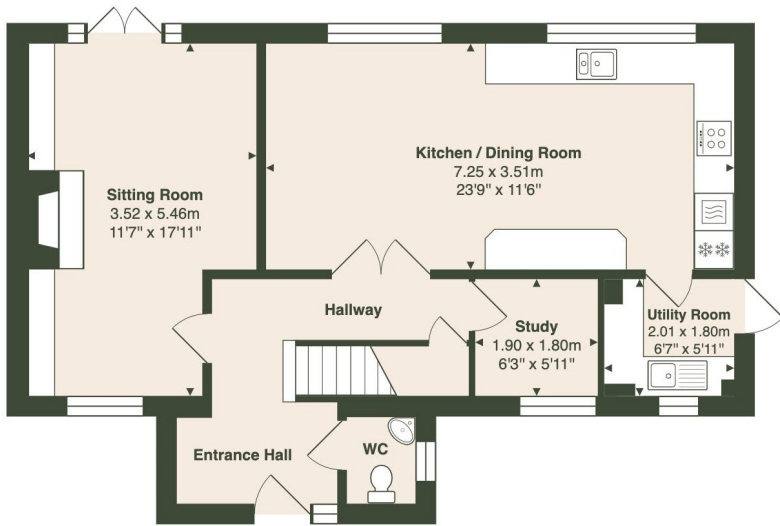
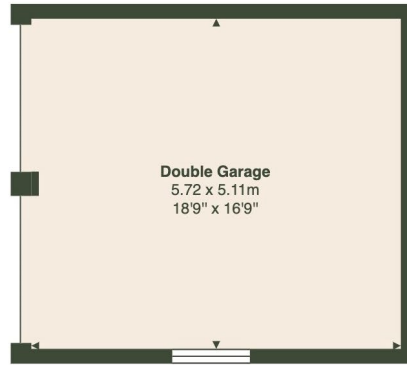
services Mains water, electricity and drainage. Oil fired central heating
tenure & possession Freehold and offers vacant possession
fixtures & fittings May be acquired by separate negotiation
rights of way There are no footpaths or rights of way over the property
local authority West Oxfordshire District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

area

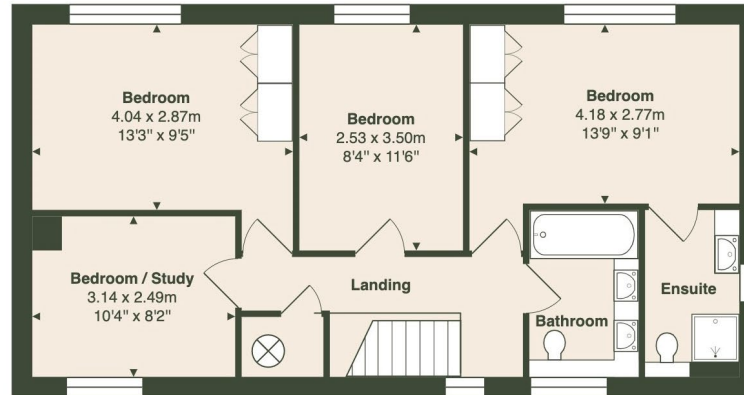
Burford is a thriving Cotswold market town, nestled in the Windrush Valley surrounded by beautiful countryside, with a friendly and active community and enjoying the biannual 'Burford Festival'. An abundance of shopping facilities include independent delis, butchers and bakeries, an array of notable 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.







Ground Floor



First Floor

Approx. Gross Internal Areas:

Main House: 125.7 m² / 1353 ft²

Garage: 29.3 m² / 315 ft²

Total: 154.9 m² / 1668 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.
Drawn by E8 Property Services. www.e8ps.co.uk

IMPORTANT NOTICE

Radnor Martin, their clients and any joint agent gives notice to anyone reading these particulars that

- i) The particulars do not constitute part of an offer or contract
- ii) All descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact
- iii) The text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Radnor Martin have not tested any services, equipment or facilities, a buyer or lessee must satisfy themselves by inspection or otherwise.
- iv) The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact.
- v) Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order.
- vi) No person in the employment of Radnor Martin has any authority to make or give any representation or warranty whatsoever in relation to this property.
- vii) all measurements are approximate.

RADNOR MARTIN

contact us

First Floor 85 | Great Portland Street | London | W1W 7LT
Unit 12 Tannery Yard | Witney Street | Burford | OX18 4DQ
office@radnormartin.com
0203 858 0035
01993 765115