



RADNOR MARTIN

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

WARWICK HOUSE & THE ANNEXE
25 LOWER HIGH STREET | BURFORD



WARWICK HOUSE & THE ANNEXE

25 LOWER HIGH STREET | BURFORD
OX18 4RN

'an impressive Grade II Listed town house with separate one bedroom annexe, situated at the lower end of Burford High Street'

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

Grade II Listed | central Burford location | drawing room | dining room
new designer kitchen with utility | study | cellar/storage | cloakroom
principal bedroom suite with dressing room
three further double bedrooms with en-suites | enclosed rear garden & terrace
separate one bedroom annexe (currently run as a successful short let)
off street parking | single garage

description

Warwick House is an impressive Grade II Listed town house, situated at the lower end of Burford High Street which benefits from its own separate one-bedroom annexe. The property has been tastefully upgraded and boasts an array of wonderful period features. The ground floor comprises; spacious and bright drawing room with a new wood burner and flue, study with access to cellar, dining room with open fire, a new designer kitchen with fitted appliances, utility area and stable door that opens onto the terrace. The rear hallway houses a cloakroom and further doors to access the terrace. A beautiful, curved staircase leads to the first floor where there are three double bedrooms, each with en-suite bathrooms and one with a separate dressing room (which could be used as a fifth bedroom). A fourth double bedroom can be found on the second floor with en-suite shower room. The property also has a new oil-fired boiler (located in the garden).







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

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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.











Approximate Gross Internal Area

Total 215 m² / 2323 ft²
Annexe and Garage 77 m² / 834 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 purpose only and should be used as such.

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garden & garage

Immediately to the rear of the house is a peaceful paved courtyard garden, planted with climbers, various flowering plants and shrubs. Stone steps lead to a delightful and very private walled rear garden mainly laid to lawn. The drive has been newly built and provides off street parking as well as the garage.

the annexe

Double wooden gates lead from Church Street to an enclosed cobbled courtyard with feature productive fig tree. There is space to accommodate one vehicle and this provides access to the garage/workshop. The Annexe, which is accessed from the courtyard, also has independent access via a door to the side of the garage and comprises an entrance lobby, fitted kitchen/breakfast room and stairs to the light and airy partly vaulted living room. Beyond are a double bedroom and recently re-fitted bathroom. This is currently run as a successful short let with projected income of between £18,000 to £25,000 per annum.





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