



# RADNOR MARTIN

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

BRIARFIELD  
BARNES LANE | BURFORD





# BRIARFIELD

BARNS LANE | BURFORD | OX18 4NE

*'a well-presented three-bedroom link-detached stone-built house,  
situated on this popular residential street only a short walk  
into Burford'*

Witney 8 miles | Charlbury Station 9 miles (London Paddington 70 minutes)  
Cirencester 17 miles | Oxford 20 miles | Cheltenham 22 miles  
*all distances are approximate*

stone-built house | reception room with wood burner | kitchen  
extended & insulated garden room | utility room with cloakroom with shower  
three bedrooms | family bathroom | single garage & off-street parking  
beautifully manicured garden | detached brick-built office

## *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** Band E  
**viewing arrangements** By appointment with Radnor Martin  
**energy performance certificate** Ask agent  
**what three words** ///quoted.breaches.careful

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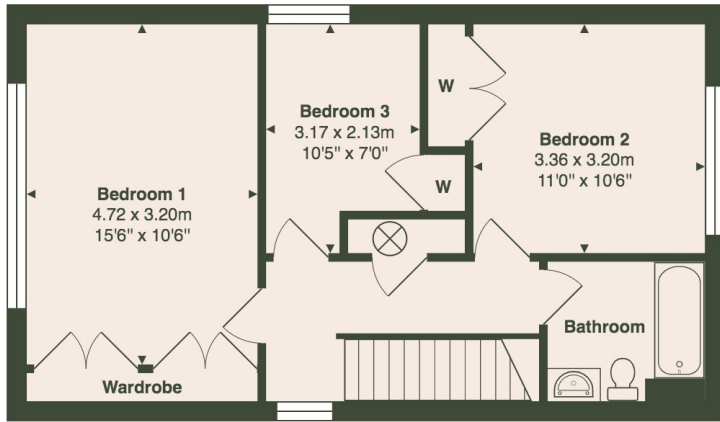
## *description*

Briarfield is a well-presented three-bedroom link-detached stone-built house, situated on this popular residential street only a short walk into Burford. The house is situated on a generous plot with a newly fitted driveway and front garden providing parking for four cars and access to a single garage and side access to the rear garden and detached brick-built office. The entrance hall with original parquet flooring leads to front reception room with wood burner and front and side aspect windows, there is a fully fitted kitchen with French doors onto the extended and insulated garden room currently used as a dining room which affords lovely views over the south/west facing garden. There is a utility room with cloakroom with shower. The first floor provides a landing with airing cupboard, main bedroom to the front, complete with built-in wardrobes with lovely views towards Swinbrook, two further bedrooms both with built-in wardrobes and a family bathroom. The front and rear gardens are beautifully manicured. The rear garden has a paved dining terrace and a lawned area surrounded by deep flowerbeds with mature shrubs and trees. There is a large double width shed plus a detached garden/office with electricity which has been used as a home office.

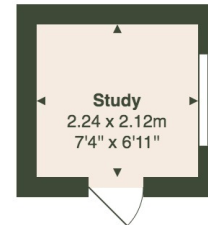
## *area*

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.

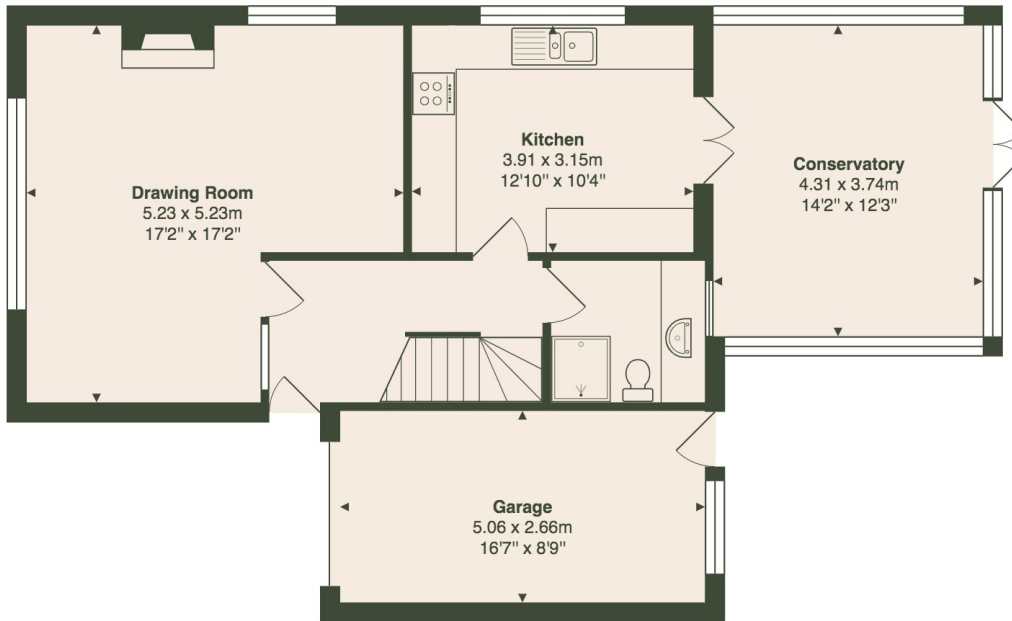




**First Floor**



**Outbuilding**



**Ground Floor**

**Approximate Gross Internal Area**

115.1 m<sup>2</sup> ... 1239 ft<sup>2</sup> (excluding garage, study)



**IMPORTANT NOTICE**

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- 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.
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- vii) all measurements are approximate.

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

# RADNOR MARTIN

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