

RADNOR MARTIN

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

BATTLE HILL
TANNERS LANE | BURFORD





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OX18 4NA

'a handsome detached house situated in the heart of Burford'

Witney 8 miles | Kingham 8 miles | Charlbury Train Station 9 miles
Cirencester 21 miles | Oxford 20 miles | Cheltenham 22 miles
Kemble 23 miles

all distances are approximate

kitchen/dining room | utility room | drawing room | study/snug
sitting room/formal dining room | cloakroom
principal bedroom with en suite bathroom
two further double bedrooms | shower room | private driveway
large front garden | paved patio | single garage

the finer details

services Mains water, electricity and drains. Oil fired central heating

tenure & possession The property is freehold and offers vacant possession on completion

fixtures & fittings May be acquired by separate negotiation

local authority West Oxfordshire District Council

council tax Band G

viewing arrangements By appointment with Radnor Martin 01993 765115

energy performance certificate Energy Performance rating - E

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description

The property comprises an entrance hall, kitchen/dining room, formal dining room, drawing room, sitting room, snug/study, utility room and downstairs WC on the ground floor. Principal bedroom with en suite bathroom and walk-in dressing room and two further bedrooms plus family bathroom are located on the first floor. There is a generous south facing front garden and a large paved entertaining terrace to the rear of the house.

The property has recently been totally refurbished and extended and now provides spacious, bright and flexible accommodation over two floors. Great attention to detail has been taken with use of first-class fixtures and fittings throughout. Thoughtful touches including automatic lighting in cupboards and wardrobes, recessed lighting throughout, underfloor heating in kitchen and bathrooms, new windows and doors. Suppliers include, Farrow & Ball, Forbes & Lomax , Neptune, Fired Earth, Siemens, Neff, Fisher & Paykel to name but a few.

Entrance Hall – Original flagstones and door to:

Kitchen & Dining Room – Bespoke fitted kitchen with a range of oak and hand painted cabinetry with Caesarstone worktops, inset Belfast sink unit with mixer tap. Neff double electric oven and grill with Neff four ring electric induction hob with extractor. Fisher & Paykel drawer dishwasher. Neff integrated fridge freezer. Limestone tiled floor with underfloor heating. Recessed ceiling spotlighting. Impressive ceiling lantern and French doors to the outside terrace.

Utility Room – Wooden worktop with inset sink, range of base units below and bespoke storage cupboards throughout housing Siemens washing machine. Limestone tiled flooring, recessed ceiling spotlighting, glazed stable door to side entrance. Plus a direct door into the single garage.

Drawing Room – A rather impressive double aspect room with French doors leading to the front garden and dining terrace. Oak parquet flooring, bespoke stone fireplace with wood burner door to:







Study/Snug – Double aspect room with flagstone floors and two sets of French doors leading to the front and rear gardens.

Sitting Room/Formal Dining Room – Continuation of oak parquet flooring with windows overlooking the front garden

Cloakroom – Low level WC with Fired Earth basin in oak vanity unit, heated towel rail, double aspect windows, limestone tiled floor.

First Floor Landing – Large window with views towards Burford and the countryside beyond, fitted carpet.

Principal Bedroom Suite - Double aspect windows overlooking front and rear gardens, range of bespoke built in wardrobes with further eaves storage beyond, fitted wool carpets, opening to dressing room with two sets of bespoke built in wardrobes, fitted carpet and window overlooking front garden.

En Suite Bathroom – Opening from the bedroom into this luxurious bathroom with Fired Earth WC, Fired Earth hand basin set in vanity unit below with window above affording stunning views of the open countryside. Freestanding bath with wall mounted mixer taps, open shower cubicle with overhead rain effect shower, wall mounted control and large glass shower screen. Chrome heated towel rail. Fired Earth tiled walls and flooring.

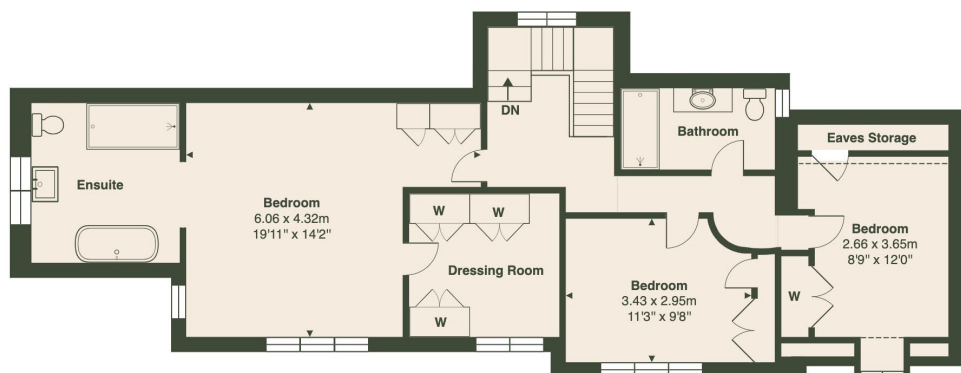
Bedroom 2 – Windows overlooking front garden, fitted carpet and range of bespoke wardrobes.

Shower Room – Fired Earth low level WC with standard cistern, wash hand basin with cupboard below, shower cubicle with wall mounted shower and glass panel shower screen, heated towel rail, Fired Earth tiled walls and floor, window.

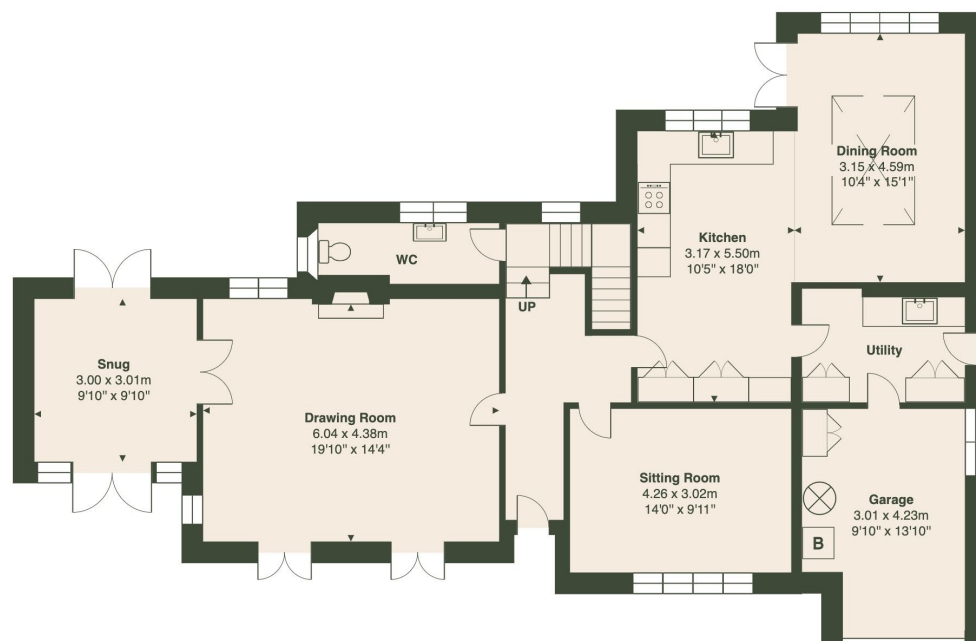
Bedroom 3 – Window overlooking front garden, bespoke built in wardrobes, storage cupboard and further eaves storage all with fitted carpet throughout.

Second Floor Landing - Double glazed windows to the front elevation.

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First Floor



Ground Floor



Approx. Gross Internal Area: 186.3 m² ... 2005 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.
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outside

Battle Hill sits elegantly within a generous plot. The large front garden is mainly laid to lawn with mature shrubs and plants bordered by timber fencing and beech hedging. There is a private large paved patio area adjacent to the back of the house ideal for al fresco entertaining and useful side access from both sides of the house. There is a single garage with off road parking for several cars on the private driveway to the front of the property.

area

Burford is a thriving Cotswold market town with many historical connections. Known as 'The Gateway' to the Cotswolds it is nestled in the Windrush Valley surrounded by beautiful countryside. An abundance of shopping facilities including independent delis, butchers and bakeries, an array of notable pubs, restaurants and hotels plus the highly renowned Burford Garden Company can be found on the edge of the town. Burford has an excellent local junior and senior schools plus further private schools within easy reach. The town also has an active parish church, doctors' surgery, chemist, library and post office these are all a short stroll from the house. Burford is close to numerous pretty villages including the Barringtons, Swinbrook and Asthall 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. Further extensive shopping facilities can be found 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 communication 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). 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.

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contact us

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