

RADNOR MARTIN

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

LEAZE HOUSE
BARNES LANE | BURFORD





LEAZE HOUSE

BARNS LANE | BURFORD | OX18 4NE

*'a beautifully presented detached four-bedroom family home,
with exceptional views of Burford and the countryside beyond'*

Witney 8 miles | Charlbury Station 9 miles (London Paddington 70 minutes)

Cirencester 17 miles | Oxford 20 miles | Cheltenham 22 miles

all distances are approximate

detached family home | entrance hall | large kitchen

dining area/snug with French doors to garden

utility/boot room | formal reception room with wood burner | study/snug

four-bedroom (two with en suite) | modern family bathroom | double garage

garden with countryside views | ample off-street parking

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 G

viewing arrangements By appointment with Radnor Martin

energy performance certificate Energy Performance rating – D

what three words ///puncture.talent.reworked

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description

A beautifully presented detached four-bedroom family home, with exceptional views of Burford and the countryside beyond. The property has been subject to major renovations and improvements by the current owners and now offers spacious, bright and flexible accommodation over two floors. Approached by a long gravel driveway Leaze House occupies this private and quiet setting yet is only a short walk to Burford High Street. The centrally located entrance hall leads to a large newly fitted kitchen with central island opening onto the dining and snug area (these benefits from underfloor heating and limestone floor throughout), French doors lead to the rear garden, framing the wonderful views. There is a large well-equipped utility/boot room with useful side access and downstairs WC, a large formal reception room with a wood burner and a further study/snug. The first-floor landing leads to the principal bedroom with built in wardrobes, a newly fitted en suite shower room and double aspect windows that provide views over Burford and towards Swinbrook. There are two further double bedrooms which are serviced by a large modern family bathroom and a further guest suite with an ensuite shower room.

outside

The gardens extend to the front with access to the double garage and ample off-street parking. To the rear, the lawn is surrounded by mature shrubs and hedges and provides an amazing vista over the adjacent fields and the countryside.

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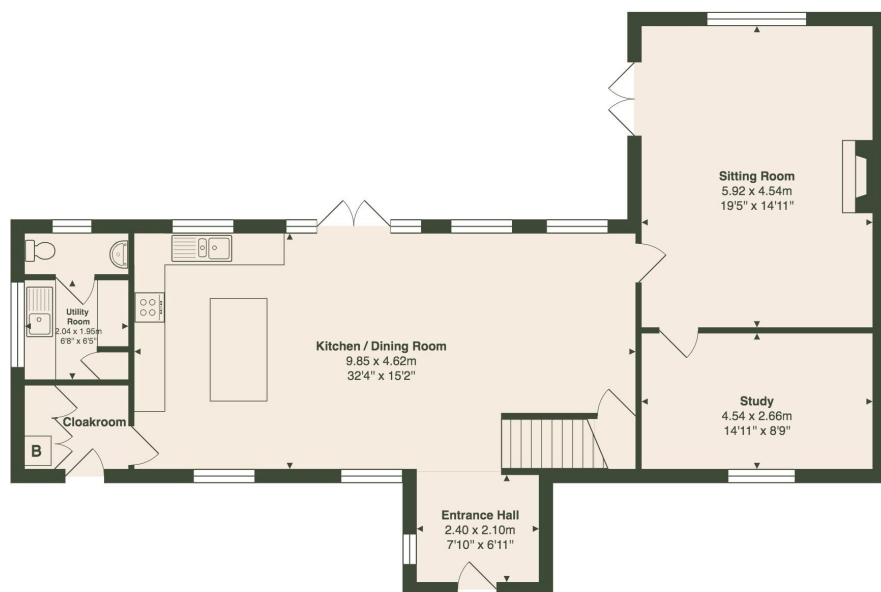




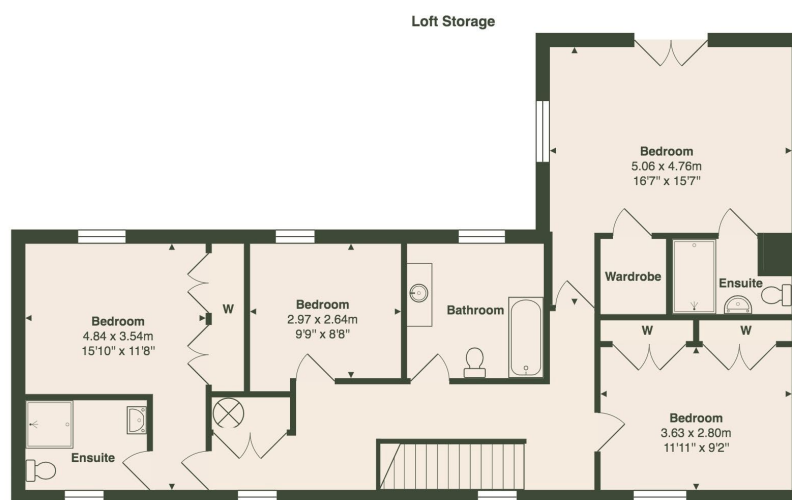


Approximate Gross Internal Area

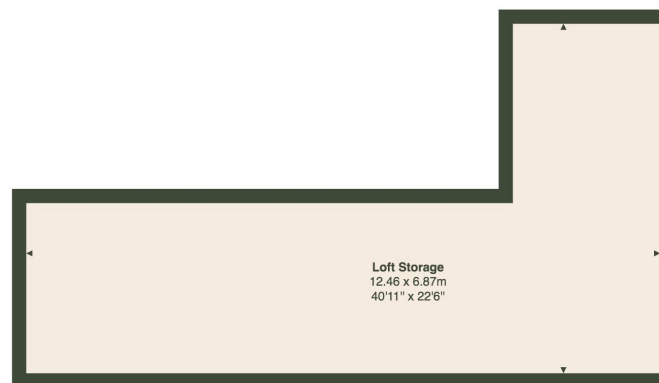
Main House 192.1 m² / 2068 ft²
Garage 47.8 m² / 514 ft²
Loft Storage 51.8 m² / 557 ft²
Total 291.9 m² / 3142 ft²



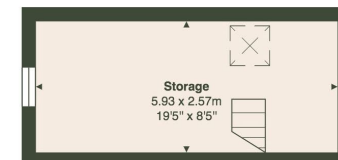
Ground Floor



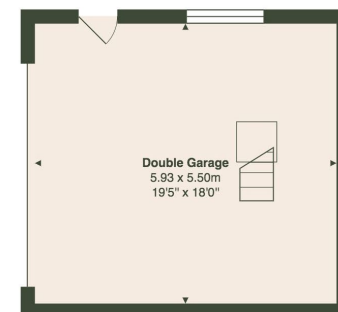
First Floor



Loft Storage



Outbuilding First Floor



Outbuilding Ground Floor

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

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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.

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