

RADNOR MARTIN

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

LIME TREE COTTAGE
135 THE HILL | BURFORD



LIME TREE COTTAGE

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'a charming and beautifully presented Grade II Listed townhouse situated in the heart of Burford'

Witney 8 miles | Charlbury Station 9 miles (London Paddington 70 minutes)
Cirencester 21 miles | Oxford 20 miles | Cheltenham 22 miles
all distances are approximate

town house | central Burford location | Grade II Listed
dining room with wood burner | modern kitchen with Everhot | utility room
formal sitting room with fireplace & bay window | family bathroom
three bedrooms | principal bedroom with en suite bathroom
pretty courtyard garden

the finer details

services Mains water, drainage and electricity. Electric central heating.
tenure & possession Freehold and offers vacant possession
fixtures & fittings May be acquired by separate negotiation
rights of way Ask agent for details
local authority West Oxfordshire District Council
council tax Band F
viewing arrangements By appointment with Radnor Martin
energy performance certificate Not required as the property is Listed
what three words ///autumn.activates.younger

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description

Lime Tree Cottage is a charming and beautifully presented Grade II Listed townhouse situated in the heart of Burford. The property benefits from many original features including terracotta tiled flooring and exposed beams. The ground floor comprises a dining room with wood burner, modern kitchen with Everhot, utility room and formal sitting room with fireplace and bay window. The first-floor landing opens onto the family bathroom and three bedrooms (all benefiting from built in wardrobes). The principal bedroom on the second floor has vaulted ceiling and an en suite bathroom. There is a pretty courtyard garden to the side of the property which also provides the access route to the property behind. There is a useful rear store area for bins and logs.

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, Lynchem, Chipping Norton, and Broadway, and a network of local footpaths and bridleways.

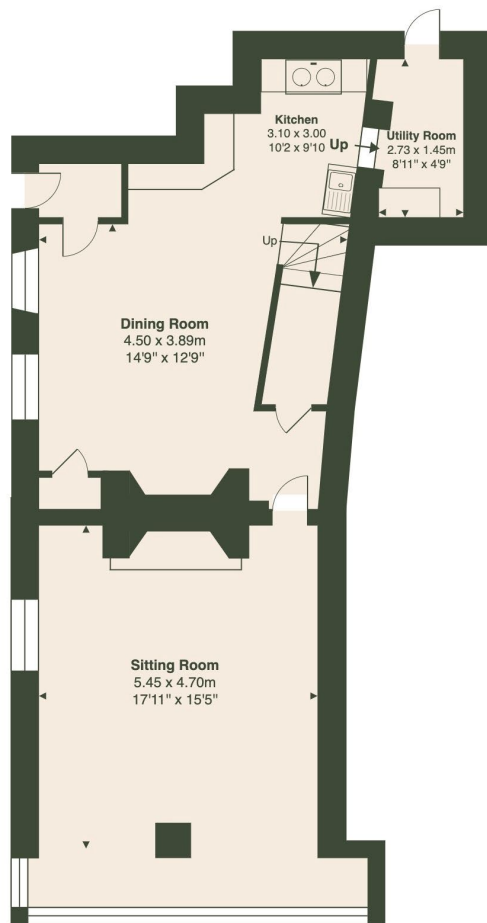




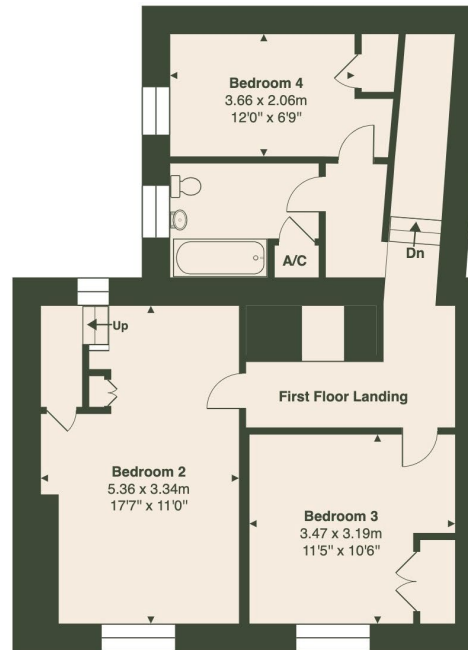








Ground Floor



First Floor



Second Floor



Approx. Gross Internal Area 163.5 m² ... 1760 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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