

RADNOR MARTIN

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

CROWN COTTAGE
147 THE HILL | BURFORD





CROWN COTTAGE

147 THE HILL | BURFORD | OX18 4RE

'a beautifully presented four-bedroom town house, with separate annexe, on The Hill in Burford'

town house | central Burford location | Grade II Listed | period features
origins dating back to the 16th century | kitchen | dining room | snug
formal reception room with further dining space, wood burner & garden views
downstairs cloakroom, utility & cellar | landing with spacious study area
principal bedroom suite with ensuite shower & dressing area | family bathroom
three double bedrooms | landscaped gardens (0.35 acre)
separate annexe (currently being used as a study) | single garage

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 F

viewing arrangements By appointment with Radnor Martin

energy performance certificate Not required as property is listed

what three words ///ties.skies.leathers

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description

A beautifully presented town house with origins dating back to the 16th century. The property has been completely renovated to exceptional standards, creating an impressive and stylish family home. This renovation has been thoughtful and sympathetic enhancing the period features throughout including exposed beams, stonework and flagstones floors. The sash windows have been replaced and fitted with secondary glazing and shutters. Our vendors have an exceptional eye for detail and the presentation pays a nice nod its history whilst embracing many contemporary ideas.

Crown Cottage has great symmetry and high ceilings throughout. It provides wonderful entertaining space on the ground floor with front and rear entrance halls, superb dining room with wood burner opening onto the bespoke 'townhouse' kitchen, snug with wood burner and a formal reception room with further dining space, wood burner, and lovely inclusive views over the garden.

There is also a downstairs cloakroom, utility room and cellar. The spacious first-floor landing provides a large central study area, to the front of the house there are two double bedrooms and a family bathroom, a further double bedroom and a principal bedroom suite with ensuite shower and dressing area. Bespoke cabinetry and storage throughout the house is plentiful, and there is also a useful space at the side of the house for wood and bin store.

outside

The rear gardens extend to approximately 200ft and have been beautifully landscaped, providing a large stone paved terrace, formal lawns with Hornbeam and Silver Birch trees, large herbaceous flower borders, orchard with wildflower meadow and this is all completed with irrigation system and architectural lighting. A recent addition is a large garden studio/ permanent dwelling space situated privately at the end of the garden – ideal for an office/gym/granny annexe. There is a single garage in the lane opposite the property.

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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.

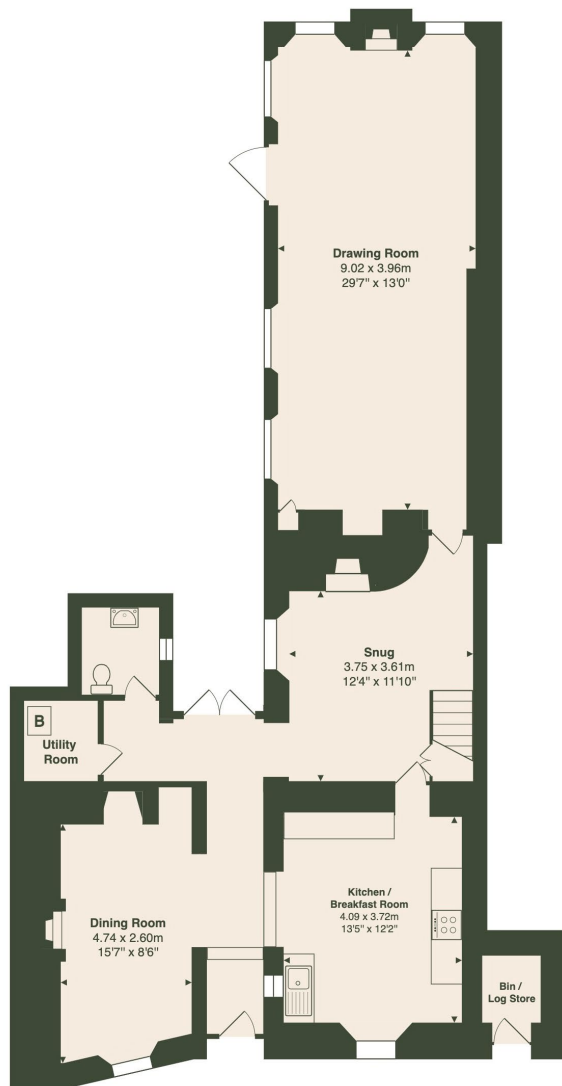
Witney 8 miles | Charlbury Station 9 miles (London Paddington 70 minutes)

Cirencester 21 miles | Oxford 20 miles | Cheltenham 22 miles

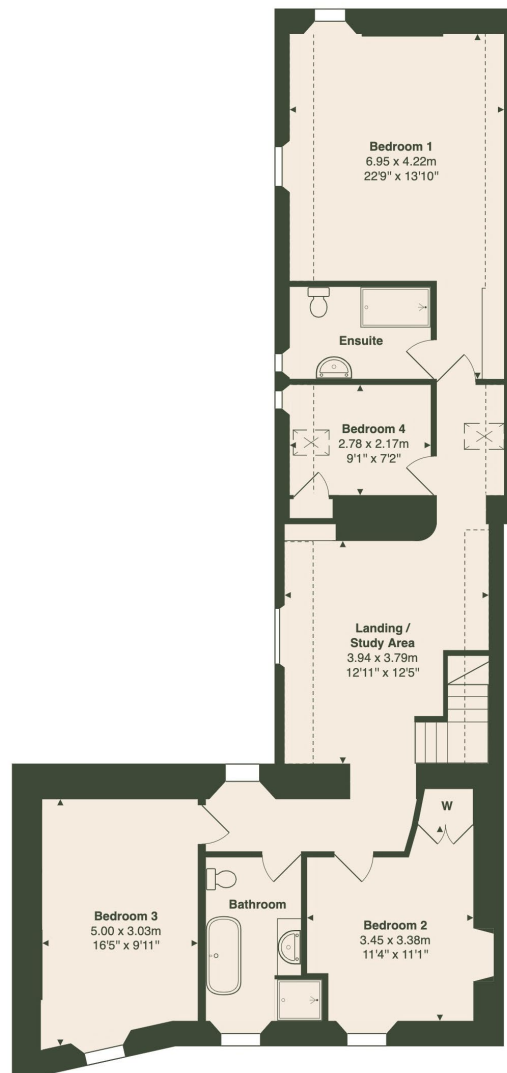
all distances are approximate

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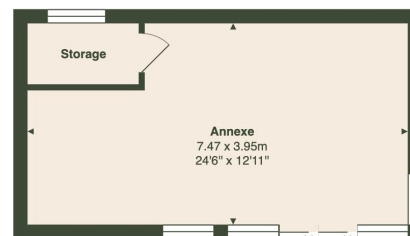




Ground Floor



First Floor



Outbuilding

Approximate Gross Internal Area

Main House 206.6 m² / 2223 ft²
 Annexe 28.9 m² / 312 ft²
 Total 235.5 m² / 2535 ft²



Reduced headroom (less than 1.5 m / 5 ft)



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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