

RADNOR MARTIN

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

MUFFETY COTTAGE
34 TANNERS LANE | BURFORD



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OX18 4NB

*'a beautifully presented stone built property tucked away
in this quiet position close to Burford High Street'*

Witney 8 miles | Kingham 8 miles | Charlbury Train Station 8 miles
Cirencester 19 miles | Oxford 19 miles | Cheltenham 22 miles
Kemble 22 miles

all distances are approximate

kitchen/dining room | sitting room | two double bedrooms
modern family shower room | private south-east facing garden
close to local amenities | good investment opportunity

the finer details

services Mains Electricity, Water and drainage. Electric central heating

tenure & possession Freehold and offers vacant possession on completion

fixtures & fittings May be acquired by separate negotiation

local authority West Oxfordshire District Council

council tax Band F

viewing arrangements By appointment with Radnor Martin 01993 765115

energy performance certificate Energy Performance rating G

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description

Muffety Cottage is a beautifully presented stone built property tucked away in this quiet position close to Burford High Street. The property provides flexible, spacious and bright living accommodation over two floors. The first floor comprises; reception hall with useful storage, door to reception room with window overlooking the rear garden, ground floor WC/boot room with built in cupboards, kitchen/breakfast room has a range of farmhouse style units, a granite worktop with inset Butler sink and Bosch appliances including electric double oven and grill, four ring electric hob, refrigerator/freezer, washing machine, dishwasher and door which leads to the garden. Upstairs there are two double bedrooms both with fitted wardrobes (one with exceptional views of Burford and the countryside beyond) and a large modern family shower room. To the rear of the property there is a pretty south-east facing garden mainly laid to lawn with a secluded patio. The garden is bordered by Cotswold stone walling and hedging.

area

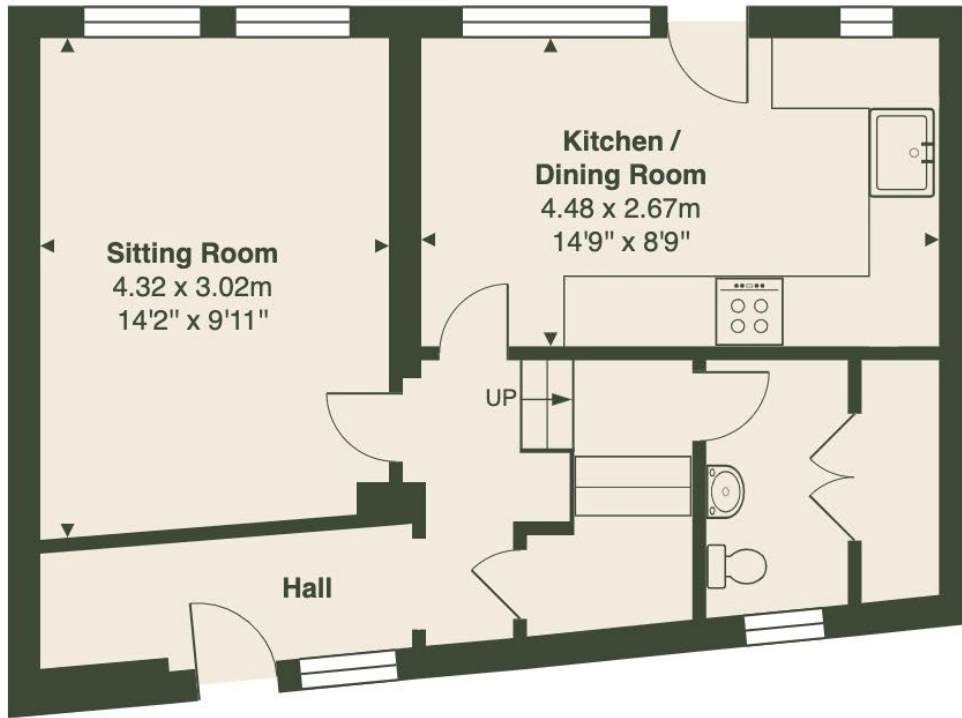
Burford is a thriving Cotswold market town with many historical connections. Known as 'The Gateway' to the Cotswolds it is nestled in the Windrush Valley surrounded by beautiful countryside. An abundance of shopping facilities including independent delis, butchers and bakeries, an array of notable pubs, 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.



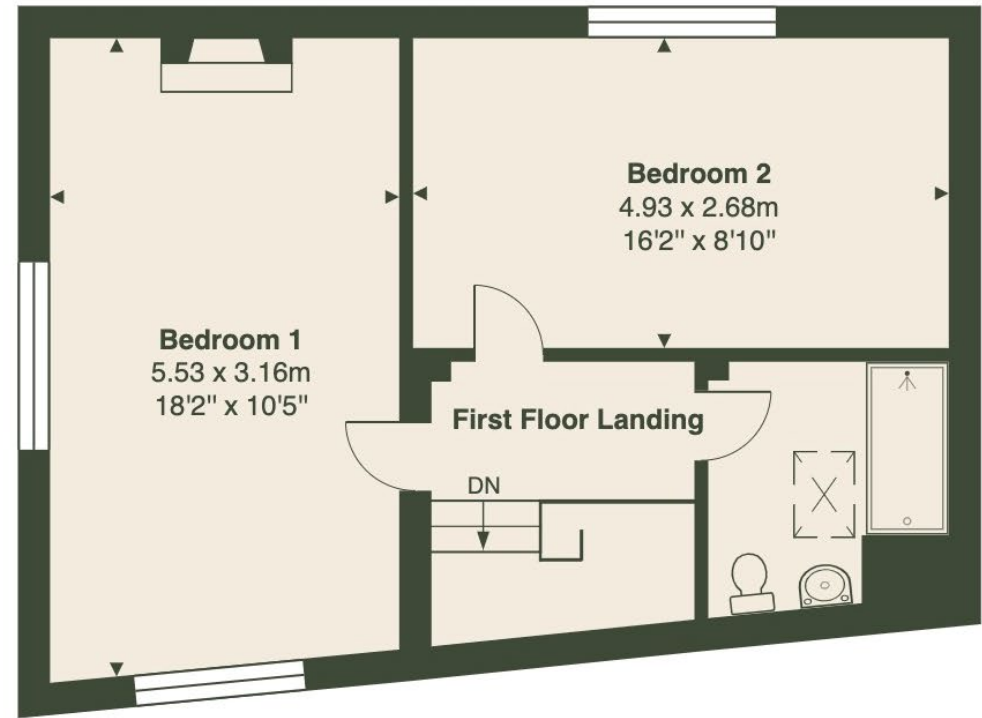








Ground Floor



First Floor

Approx Gross Internal Area 82.7 m² ... 890 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.

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



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