

RADNOR MARTIN

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

THE PHEASANTRY
28A LOWER HIGH STREET | BURFORD





THE PHEASANTRY

28A LOWER HIGH STREET | BURFORD
OX18 4RR

'an unusual Grade II Listed two-bedroom mews house with origins dating back to the 17th century'

Witney 8 miles | Charlbury Station 8 miles (London, Paddington 70 minutes)
Stow on the Wold 10 miles | Cirencester 17 miles | Oxford 20 miles
Cheltenham 22 miles
all distances are approximate

Grade II Listed | kitchen/breakfast room | sitting room with wood burner
guest bedroom | family bathroom | principal bedroom | en suite shower room
accessed via a private gated passageway offering privacy & security in the heart
of Burford

the finer details

services Mains water, drainage and electricity. Night storage heaters.
tenure & possession Freehold and offers vacant possession on completion
fixtures & fittings May be acquired by separate negotiation
rights of way No public right of way over the property
local authority West Oxfordshire District Council
council tax Band D
viewing arrangements By appointment with Radnor Martin
energy performance certificate Not required as the property is Listed
what three words ///decorate.exulted.joints

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description

The Pheasantry is an unusual Grade II Listed mews house with origins dating back to the Seventeenth Century. The property has been stylishly upgraded by the current owners including the use of handmade Balineum tiles in the kitchen and en suite. Spread across three floors with an open full height staircase, the house has a ground floor kitchen/breakfast room, a light and spacious sitting room with log burning stove, double bedroom and family bathroom on the first floor, and second floor principal bedroom and en suite shower room.. Original features remain throughout including exposed stone walls, oak beams and Elm floorboards. The Pheasantry has recently been run as a successful holiday let business.

area

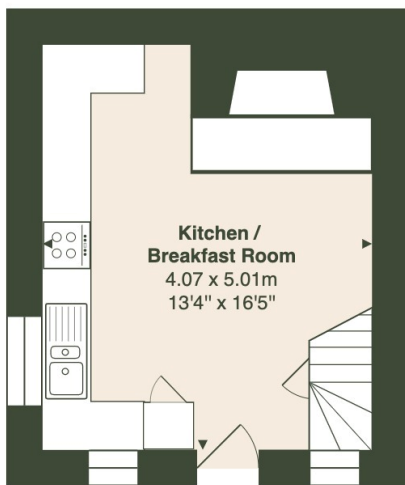
Burford is a thriving Cotswold market town, nestled in the Windrush Valley surrounded by beautiful countryside, with a friendly and active community and enjoying the biannual 'Burford Festival'. An abundance of shopping facilities include independent delis, butchers and bakeries, an array of notable 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.



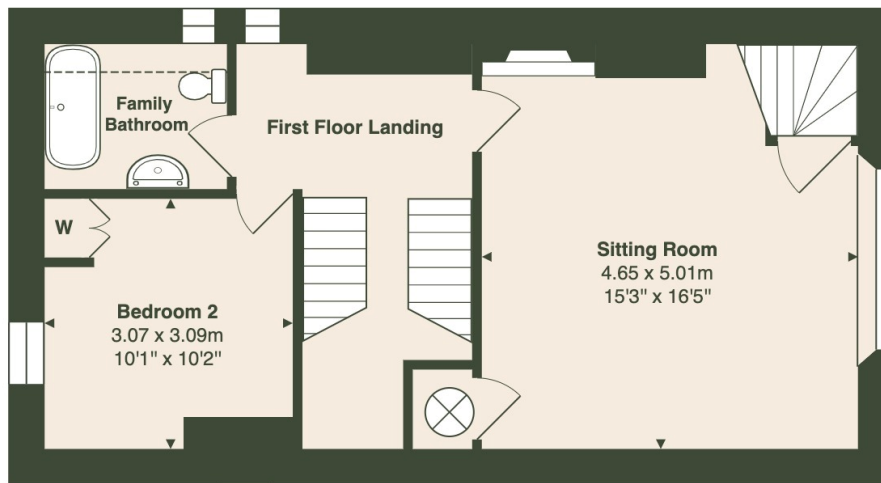




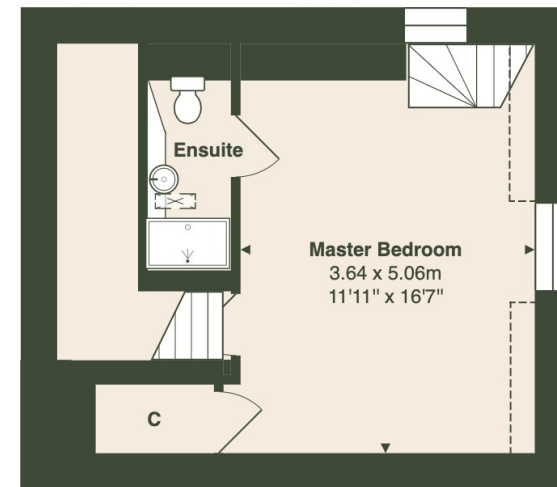




Ground Floor



1st Floor



2nd Floor



Approx. Gross Internal Area: 99.6 m² ... 1072 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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