

# RADNOR MARTIN

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

7 SYLVESTER CLOSE  
BURFORD | OXFORDSHIRE



# 7 SYLVESTER CLOSE

BURFORD | OXFORDSHIRE | OX18 4RU

*'a three-bedroom end-terrace home just off Burford High Street, offering scope for modernisation, with a west-facing garden, garage, and allocated parking'*

Witney 7 miles | Charlbury Station 9 miles (London Paddington 70 minutes)  
Cirencester 21 miles | Oxford 20 miles | Cheltenham 22 miles  
*all distances are approximate*

end terrace house | walking distance of Burford High Street | three bedrooms  
kitchen | cloakroom | sitting room with open fireplace | family bathroom  
allocated parking and garage | west facing courtyard garden | no onward chain  
in need of modernising

## *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 D

**viewing arrangements** By appointment with Radnor Martin

**energy performance certificate** Energy Performance rating – D

**what three words** abehave.acrobatic.index

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### *description*

Nestled just off Burford High Street, 7 Sylvester Close is an end-terrace house offering scope for modernisation, with the benefit of allocated parking and a garage.

The accommodation comprises an entrance hall, cloakroom, a galley kitchen, and a sitting room with an open fireplace, leading out to a private, enclosed west-facing courtyard garden.

Upstairs, the first-floor landing provides access to two double bedrooms—both with built-in wardrobes—a single bedroom, and a family bathroom.

### *area*

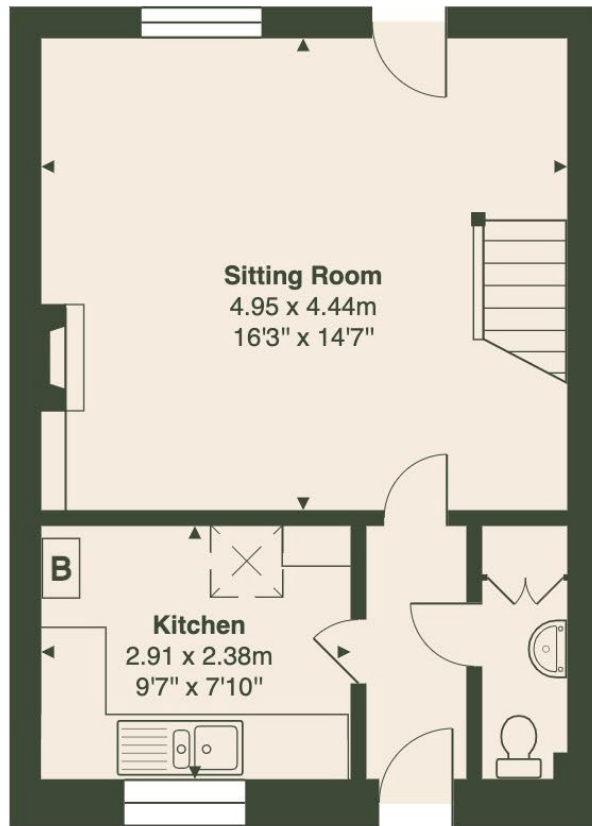
Burford is a thriving Cotswold market town with many historical connections. Known as 'The Gateway' to the Cotswolds it is nestled in the Windrush Valley surrounded by beautiful countryside. An abundance of shopping facilities including independent delis, butchers and bakeries, an array of notable pubs,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

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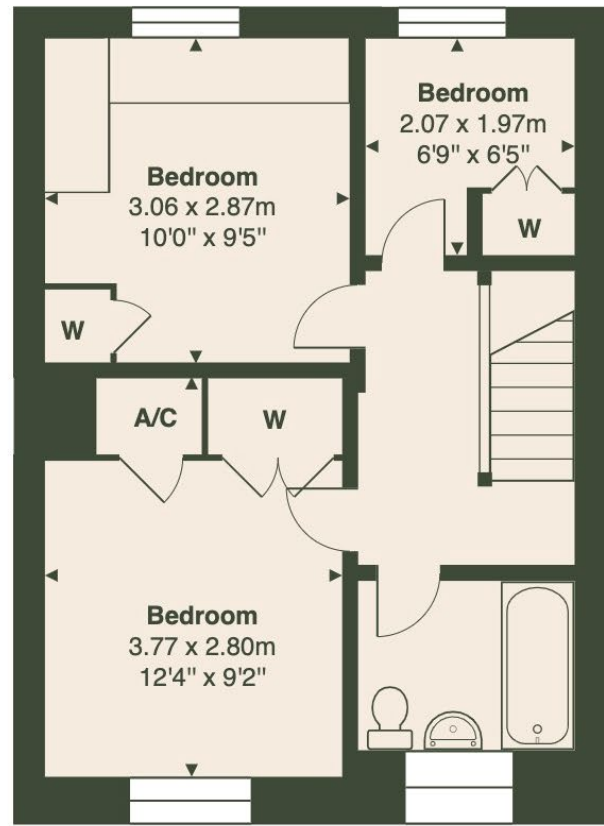








**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 69.7 m<sup>2</sup> ... 750 ft<sup>2</sup>**

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](http://www.e8ps.co.uk)



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