

RADNOR MARTIN

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

IN BETWEEN COTTAGE
60 HIGH STREET | BURFORD





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*'a charming period cottage offering stylish interiors and
seclusion in the very 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

central Burford location | fully fitted kitchen/dining room
characterful sitting room with period features | two double bedrooms
study/bedroom three | snug with exposed beams | family bathroom
shower room | no onward chain | south facing 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 E

viewing arrangements By appointment with Radnor Martin

energy performance certificate Not required as the property is listed

what three words ///plugged.moon.sheepish

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description

Tucked away in a wonderfully central yet private location, this beautifully presented Grade II listed cottage offers the perfect base from which to enjoy all that Burford has to offer. The accommodation is full of character and charm, comprising an entrance hall, a stylish and fully equipped kitchen/dining room, and a welcoming sitting room featuring a host of lovely period features. On the first floor, there is a family bathroom, a generous principal bedroom with a staircase leading to a stunning beamed snug room, a third bedroom/study, and a further double bedroom with an en suite shower room on the second floor. Outside, the property enjoys a delightful south facing courtyard area, ideal for a 'al fresco' dining.

area

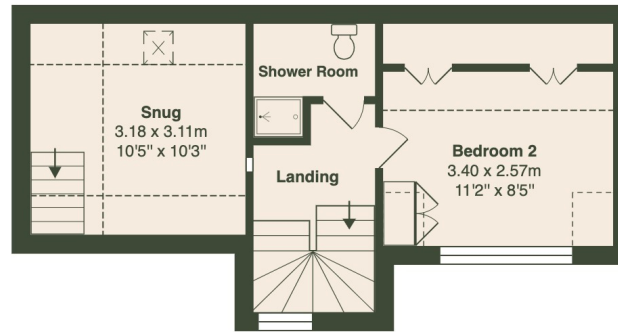
Burford is a thriving Cotswold market town, nestled in the Windrush Valley surrounded by beautiful countryside, with a friendly and active community and enjoying the biannual 'Burford Festival'. An abundance of shopping facilities include independent delis, butchers and bakeries, an array of notable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





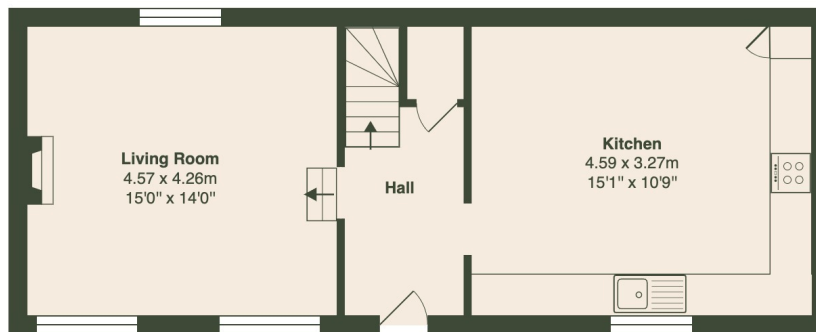




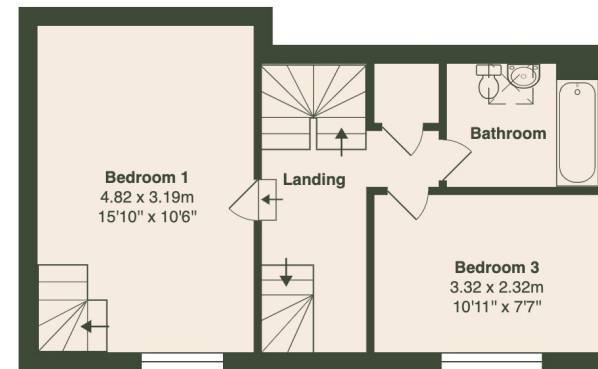


Second Floor

Reduced headroom (less than 1.5 m / 5 ft)



Ground Floor



First Floor

Approx. Gross Internal Area 109.2 m² ... 1175 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.
Drawn by E8 Property Services. www.e8ps.co.uk



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