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LONDON & THE COTSWOLDS

22 BIRCH DRIVE
BRADWELL VILLAGE | BURFORD



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BRADWELL VILLAGE | BURFORD | OX18 4XH

'set within the popular Bradwell Village development on the edge of Burford, this beautifully presented detached home combines modern comfort with a peaceful & convenient location'

Witney 10 miles | Charlbury Station 15 miles (London Paddington 70 minutes)
Cirencester 22 miles | Oxford 23 miles | Cheltenham 24 miles
all distances are approximate

sought-after location | detached home | living room with wood-burning stove
spacious kitchen/breakfast room | cloakroom | two generous double bedrooms
single bedroom | en-suite shower room & family bathroom | private rear garden
garage & off-road parking

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 E
viewing arrangements By appointment with Radnor Martin
energy performance certificate Energy Performance rating – D
what three words ///doubts.flaking.comply

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description

Situated on the edge of the highly sought-after Bradwell Village development, this attractive detached home was built in 1999 and offers comfortable, modern living in a desirable residential location.

The property comprises a welcoming living room featuring a wood-burning stove, a spacious kitchen/breakfast room ideal for both everyday family life and entertaining and a practical cloakroom.

Upstairs, there are two generously sized double bedrooms, a further single bedroom, an en-suite shower room and a family bathroom.

outside

The home benefits from a private, low-maintenance enclosed rear garden, along with a garage and off-road parking. Enjoying a pleasant position on the edge of the development, the property combines a peaceful setting with convenient access to the village's amenities.

area

Bradwell Village is a highly regarded development on the edge of the historic market town of Burford, offering an attractive mix of homes set within landscaped surroundings. Ideally positioned for access to both the town centre and open countryside, it provides a peaceful setting while remaining close to a range of amenities, including shops, cafés, pubs, schools and everyday services. Burford is renowned for its picturesque High Street and strong sense of community, while excellent road links via the A40 provide convenient connections to Oxford, Cheltenham and beyond.

service charge

£76 per month. This includes general repairs, maintenance of the drains, waste disposal, road sweeping and gritting, landscaping, maintenance of the public gardens and tree surgery, The Village Handbook and the running and upkeep costs of the Village Hall.

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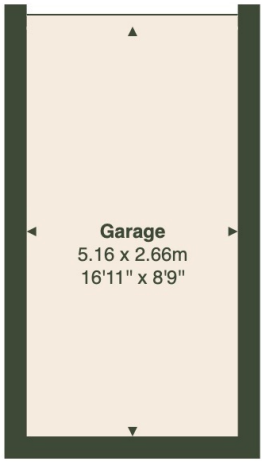




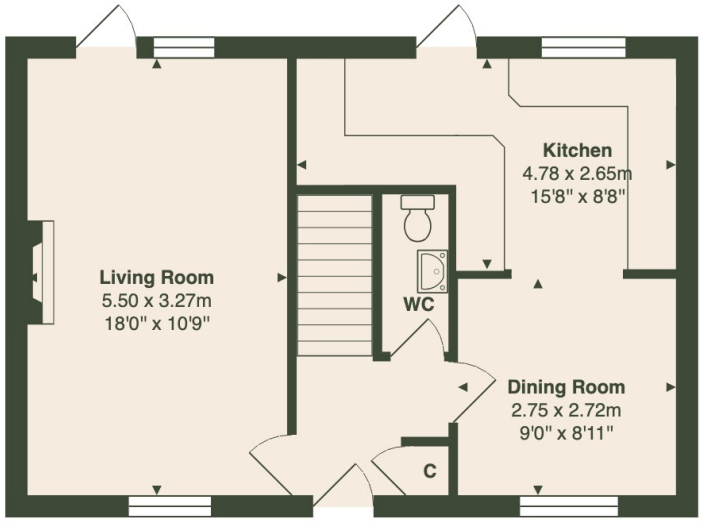




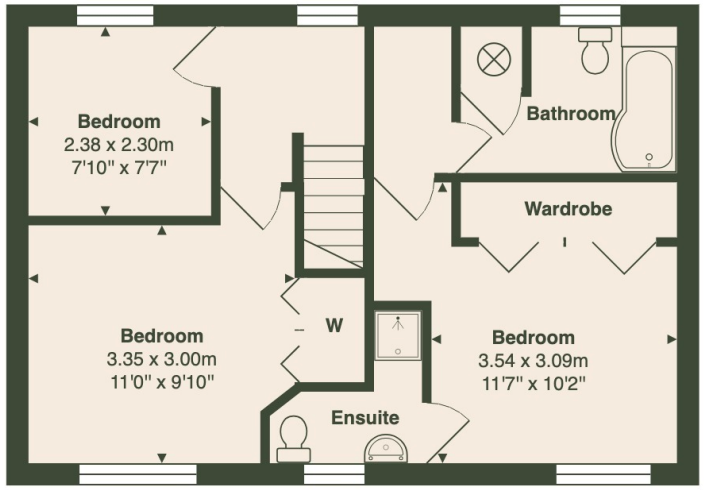

BOUDOIR



Outbuilding



Ground Floor



First Floor

Approx. Gross Internal Area

Main House 89.8 m² / 966 ft²
Garage 13.7 m² / 147 ft²
Total 103.5 m² / 1113 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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