RADNOR MARTIN

LONDON & THE COTSWOLDS

37 FOREST GROVE
BURFORD | OXFORDSHIRE





37 FOREST GROVE

BURFORD | OXFORDSHIRE | OX18 4FF

'a beautifully presented, high-specification two-bedroom freehold home with private parking & no onward chain, ideally positioned within easy walking distance of Burford'

Witney 7 miles | Charlbury Station 10 miles (London Paddington 70 minutes)
Cirencester 18 miles | Oxford 20 miles | Cheltenham 23 miles
all distances are approximate

exclusive over-55s home | no onward chain | beautifully presented throughout
contemporary kitchen & dining room | separate utility room
two double bedrooms with built in wardrobes | elegant sitting room
large ground floor cloakroom | en-suite shower room & further bathroom
private west facing garden | two allocated parking spaces
landscaped communal gardens | walking distance to Burford High Street

the finer details

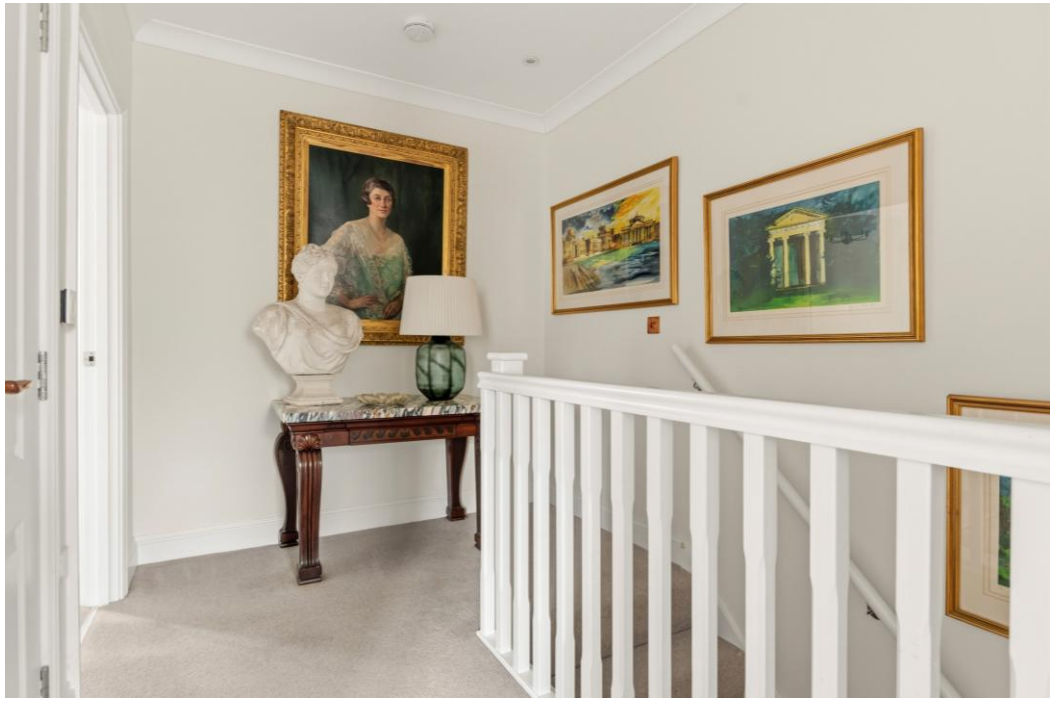
services Mains Electricity, Water and drainage. Air source heat pump heating.
tenure & possession Freehold and offers vacant possession
fixtures & fittings May be acquired by separate negotiation
rights of way There are no footpaths or rights of way over the property
local authority West Oxfordshire District Council
council tax Band D
viewing arrangements By appointment with Radnor Martin
energy performance certificate Energy Performance rating – C
what three words ///measuring.hike.valued

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description

Occupying a desirable position within the exclusive Cotswold Gate development, 37 Forest Grove is a beautifully presented, high-specification terraced home offering stylish, low-maintenance living just a short stroll from the heart of Burford.

The thoughtfully designed accommodation is arranged over two floors, beginning with a welcoming entrance hall, generous cloakroom and elegant sitting room. To the rear, the contemporary open-plan kitchen and dining room forms the heart of the home, providing an excellent space for both everyday living and entertaining, with doors opening directly onto the private courtyard. A separate utility room offers valuable additional storage and practicality. Upstairs, the principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while a further generous double bedroom, also with fitted wardrobes, is served by a beautifully appointed bathroom.

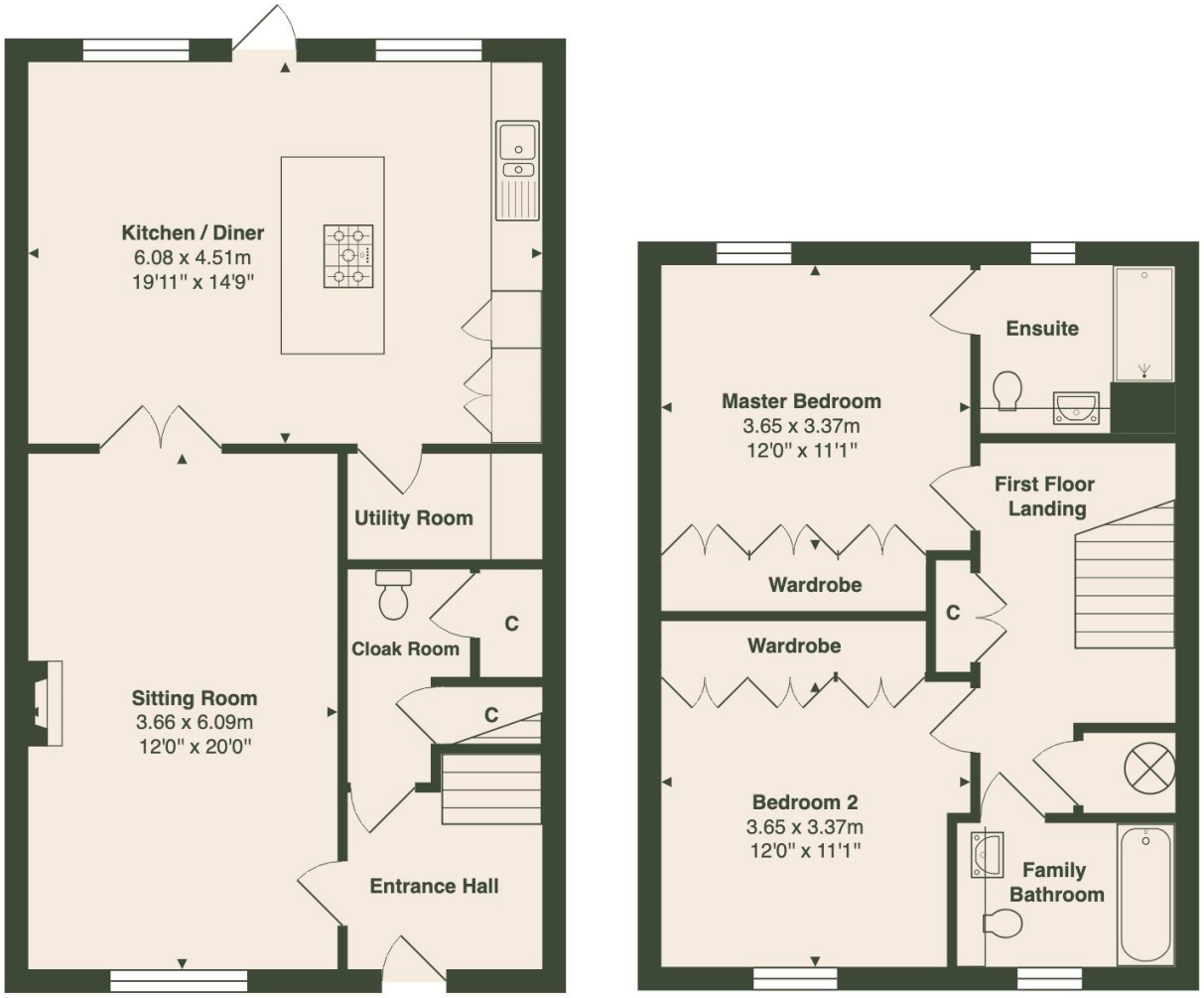
Outside, the private west-facing rear garden provides a delightful and low-maintenance outdoor space, perfectly suited to al fresco dining or simply relaxing in the afternoon and evening sun. The garden features a paved terrace, complemented by mature planting and attractive wrought iron fencing, creating a charming and secluded setting. The property further benefits from two allocated parking spaces located just a short walk from the front door, ample visitor parking and access to beautifully maintained communal landscaped gardens, enhancing the attractive surroundings of this exclusive development.

area

Cotswold Gate is an exclusive and thoughtfully designed development on the edge of Burford, offering an attractive collection of high-quality homes set within beautifully landscaped communal grounds. Designed to provide a peaceful, low-maintenance lifestyle, the development enjoys a welcoming community atmosphere while remaining just a short stroll from the town's renowned High Street and everyday amenities.







Approx. Gross Internal Area: 115.7 m² ... 1245 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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