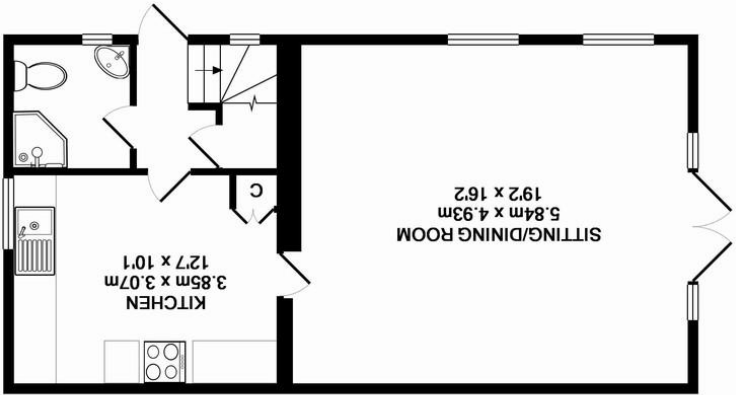


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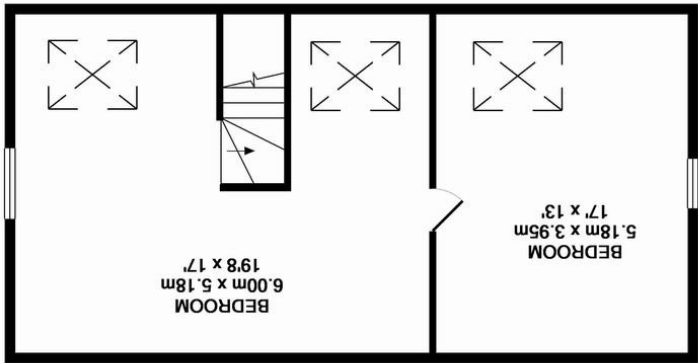
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Drawn by E.B. Property Services. - www.ebps.co.uk
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TOTAL APPROX. FLOOR AREA 100.6 SQ.M. (1083 SQ.FT.)

GROUND FLOOR



1ST FLOOR



STONEFIELD LODGE THE HILL

BURFORD, OXFORDSHIRE, OX18 4HX

A unique detached property with parking just a few minutes' walk from the Burford High Street.

Detached • Kitchen • Sitting/dining room • One/two bedrooms •
Off road parking • Shower room • Front and rear gardens • No
onwards chain •

Witney 8 miles / Charlbury (Railway Station for London-
Paddington) 9 miles / Cirencester 17.5 miles / Oxford 20 miles /
Cheltenham 22 miles

Tucked away just off the Burford High Street and backing on to the recreational grounds, Stonesfield Lodge is a 1 bed wooden chalet-style detached house with designated parking. The house is entered via the front door directly into a large sitting room with wooden beams and floorboards. Leading off from here is the kitchen fitted with storage larder, base units, double oven and cooker hood and with provision for a washing machine and fridge. The kitchen window overlooks the rear garden. Beside the back door lobby area there is a downstairs shower room with white suite and tiled floor. There is a further storage space opposite. A wooden staircase leads up to a sitting room/2nd bedroom with vaulted ceiling and with a tall window overlooking the west facing garden whilst providing plenty of light. A tongue and groove latch door leads off from here into the main bedroom. Wooden beams and floorboards can be found throughout most of the property.

There is parking at the front of the house and an attractive part walled west facing garden to the rear backing onto the recreational ground and with a garden shed.



SITUATION

Burford is a picturesque small Cotswold market town with many historical connections. Situated on the Oxfordshire/Gloucestershire border and known as The Gateway to the Cotswolds, it offers a range of shopping facilities, local schools, a fine parish church and a number of public houses. High Street chains have yet to make a significant impression on Burford, which adds to its uniqueness and helps make it an enduring place to live, work and visit. The town nestles in the Windrush Valley surrounded by beautiful countryside yet is within easy reach of Oxford and Cheltenham, both of which provide the main cultural and shopping facilities for the area. There are good road communications to London via the A40/M40 and a train service from Charlbury to London Paddington.

DIRECTIONS

From the A40 proceed into Burford. Pass the Burford Gateway Hotel on your left and then take the left hand turning by the bus stop but before the island crossing. Continue up the track, down the gravelled driveway and Stonefield Lodge will be towards the end on your left of where there is parking to the front of the house on the left hand side.

SERVICES

Mains electricity, water and drainage are connected.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is freehold and offers vacant possession on completion.

LOCAL AUTHORITY

West Oxfordshire District Council – Council Tax Band: B

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair – 01993 220555.