



6 WYSDOM WAY

BURFORD, OXFORDSHIRE, OX18 4NG

**PENNY &
SINCLAIR**

6 WYSDOM WAY

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An end of terrace, well-presented, three-bedroom house with far reaching views and with front and rear gardens and off-road parking in historic Burford.

Situated in quiet cul-de-sac • End of terrace property • 3 bedrooms including 2 doubles • Sitting room with sliding doors to garden • Bright and airy dining room • Well-appointed kitchen • Mature front and rear gardens • Drive and carport • Far reaching views

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

(All distances are approximate)

Located in the picturesque town of Burford, moments away from the busy High Street, 6 Wysdom Way is a well-presented, end of terrace house positioned at the end of a cul-de-sac and backing onto countryside. The house is complemented by a mature rear garden partly laid to lawn and with a patio area ideal for al fresco dining.

The house is approached via a metal gate and a pathway leading up through the front garden to an entrance porch with useful storage cupboard. The main front door opens onto an entrance hall with adjacent downstairs cloakroom. Leading off from the hallway is the light and airy dining room with a large picture window overlooking the front garden. The cosy sitting room to the rear has an electric fire set within the original chimney breast and sliding glass doors opening onto the back garden and patio area. The attractive and well-appointed kitchen has ample base and wall units with integrated fridge and separate freezer, electric hob and eye level double ovens. A double stainless steel sink with drainer is set below the kitchen window with stunning and far reaching views right across to Shipton Barrow. The back door opens onto the pretty rear garden. From the dining room stairs lead up to the first floor landing with loft hatch fitted with ladders up to an insulated and part-boarded loft space with good standing height. On the first floor are three bedrooms, two doubles with large picture windows overlooking the rear garden and a single bedroom looking out over the front with stunning views beyond. The tiled bathroom has a white suite with shower over the bath and heated towel rail.





The west facing rear garden, immediately adjacent to fields, is laid mainly to lawn with mature planting and with a paved patio area and a useful brick built shed at the end of the garden. To the front of the house is a mature garden with seating area and a gravel driveway to the side leading up to a car port.

SITUATION

Burford is a picturesque small Cotswold market town with many historical connections. Situated on the Oxfordshire/Gloucestershire border and known as the The Gateway to the Cotswolds, it offers a good range of shopping facilities, local schools, a fine parish Church, and a number of public houses and restaurants. High Street chains haven't made 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 (OX18 4NG)

From Burford High Street proceed up the hill and take the left hand turn into Swan Lane, at the crossroads turn right into Barns Lane. Continue along Barns Lane, and Frethern Close is on the left. Continue straight along Frethern Close and Wysdom Way is on the left. The property is the last one on the left hand side.

SERVICES

Mains electricity, water and drainage are connected. Oil-fired central heating.

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.

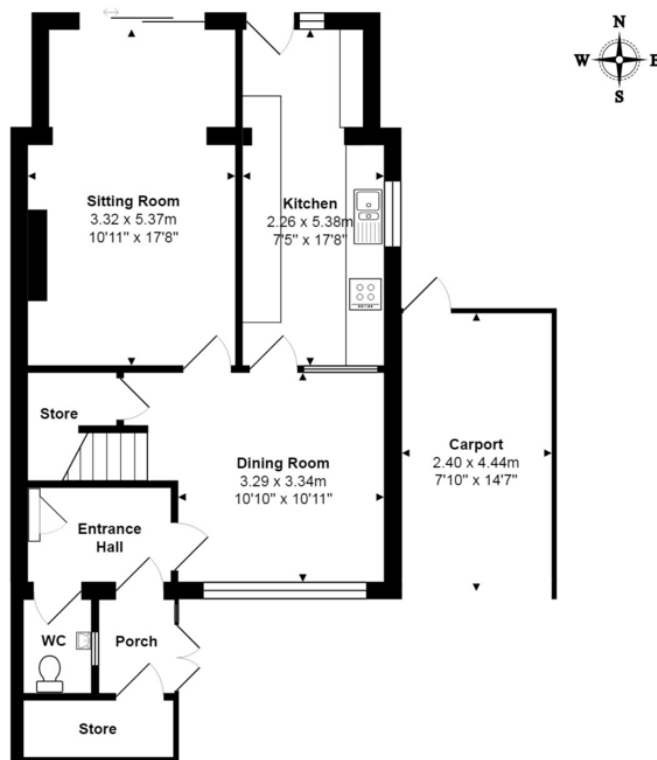
LOCAL AUTHORITY

West Oxfordshire District Council. Tax band: C

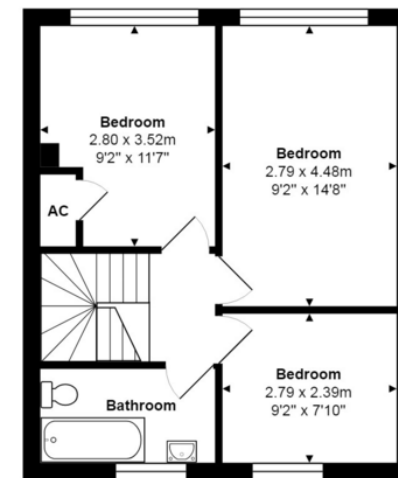
VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair - 01993 220555





Ground Floor



First Floor

Approx. Gross Internal Area: 107.1 m² ... 1153 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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