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Approx. Gross Internal Area: 145.8 m² ... 1570 ft² (excluding store, summer house)

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.

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SWAN LANE CLOSE
BURFORD, OX18 4SP

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A stylish and beautifully presented Cotswold stone house with west facing garden situated in a tucked away spot right in the heart of historic Burford.

Quiet cul de sac location • Kitchen/diner • Three reception rooms
• Off Road Parking • Garage • Generous Rear Garden • En suite guest room • Hard Wood Flooring • Easy access to the High Street and shops

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)

DESCRIPTION

Tucked away in a private lane, this is a beautifully presented semi-detached home. It has been improved and extended by the current owners and provides a stylish yet practical home situated right in the heart of much sought after Burford. The house also benefits from a garage and off road driveway parking for two cars.

The ground floor accommodation comprises of a porch, entrance hall, cloakroom, study/bedroom 4, sitting room with a Charnwood wood burning stove, a kitchen/diner with doors to the garden and access to the utility area which is at the rear of the integral garage. The first floor comprises of a galleried landing, master bedroom with built-in wardrobe, 2nd double bedroom with en-suite shower room, a further double bedroom with two built-in wardrobes and the family bathroom.

Externally the property boasts a west facing rear garden which has been landscaped and is mainly laid to lawn with mature borders and foliage screening it well. A pleasant patio area, perfect for al fresco dining, is immediately accessible from the kitchen/diner and a summer house sits at the top of the garden. At the front of the house, there is a lawn area with two fruit bearing Apple Trees and off road driveway parking area currently for two vehicles but it could be increased if required.



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 hotels, pubs, restaurants and cafes, plus a thriving blend of independent specialist food, fashion, craft and antiques shops, and a smaller number of national brands such as Joules, Caffè Nero and the Co-op. State and private schooling in the area is outstanding, with schools in Burford, Bourton-on-the-Water, Witney, Kingham and Cokethorpe. 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 4SP)

From the A40 proceed into Burford and proceed down The Hill taking the right hand turn into Swan Lane. At the crossroads continue straight over and take the first left into Swan Lane Close.

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.
Council Tax Band E

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.