

established 200 years

# Taylor & Fletcher



2 George Yard  
Burford, OX18 4QN

**Guide Price £380,000**





## 2 George Yard

Burford, OX18 4QN

*A charming Grade II Listed one bedroom terraced cottage located in the heart of Burford within walking distance to all local amenities.*



### LOCATION

2 George Yard is situated in the heart of the well known medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Burford is within the Cotswolds Area of Outstanding Natural Beauty and the Burford Conservation Area. Burford provides an excellent range of local shops and amenities, including a baker, butcher, post office, general store, library and doctor's surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's towards Faringdon.

From Burford, the area's larger commercial centres of Cheltenham (22 miles), Cirencester (19 miles) and Oxford (19 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (8 miles), Kemble (22 miles) and Kingham (8 miles) and a comprehensive local bus network. Meanwhile, Soho Farmhouse (13 miles) and Daylesford Organic (11 miles) are nearby.

### DESCRIPTION

2 George Yard is a well presented Grade II Listed terraced cottage that is situated in a peaceful setting located just yards away from the local amenities available in Burford.

The property comprises an entrance hall and open plan kitchen - sitting room downstairs. There is a double bedroom and bathroom upstairs. There is space to have a table and chairs in front of the cottage facilitating outside dining and entertaining.

The property would make an excellent investment with other properties in the George Yard terrace successfully let for holiday lettings purposes.

There is the option to purchase the property with the contents included via separate negotiation.

### Approach

Paved pathway leading to timber framed front door to:

### Entrance Hall

Timber doors to storage cupboard. Proceed through to:

### Kitchen - Sitting Room

Hand-built kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Laminate work surfaces. Stainless steel sink unit with tiled splashback. Electric oven and grill with four ring induction hob with extractor above. Pantry storage area. Part tiled walls. Oak timber parquet flooring. Secondary glazed windows to the front elevation. From the entrance hall, stairs with timber balustrade rise to:

### First Floor Landing

Timber framed door to airing cupboard housing the hot water tank. Timber framed door to:

## Bedroom

Exposed oak timber beams. Timber framed door to storage cupboard. Secondary glazed windows to the front elevation. From the first floor landing, timber framed door to:

## Bathroom

Low level WC, wash hand basin with tiled splashback and cupboards below. Panelled bath with overhead shower. Part tiled walls. Secondary glazed windows to the front elevation.

## OUTSIDE

2 George Yard has the capacity for a table and chairs to be positioned in front of the cottage enabling outside dining and entertaining. The property is located just off the High Street meaning that you can easily walk to the local amenities available in Burford.

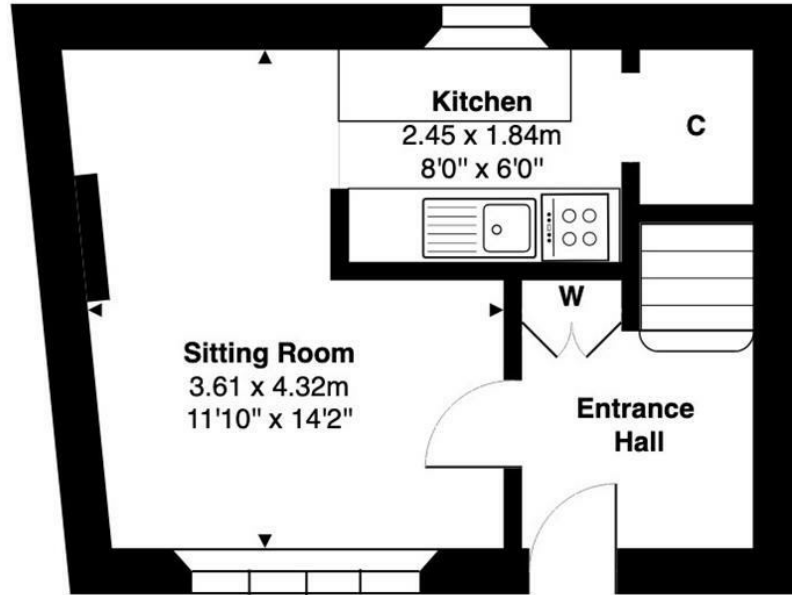
## SERVICES

Mains electricity, water and drainage.  
Electric central heating. Broadband available.

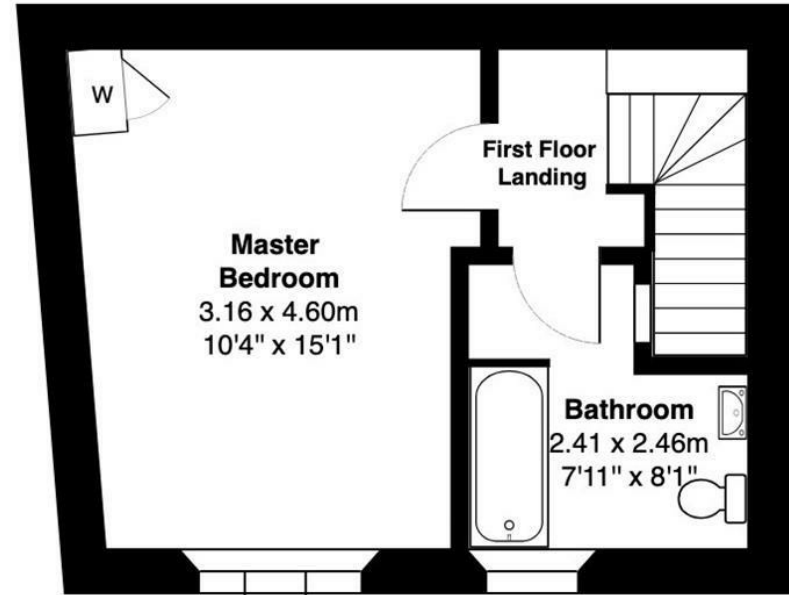
## LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'C' Rate payable for 2025 / 2026 £2163.06





**Ground Floor**



**First Floor**

**Approximate Gross Internal Area**

49.7 m<sup>2</sup> ... 535 ft<sup>2</sup>

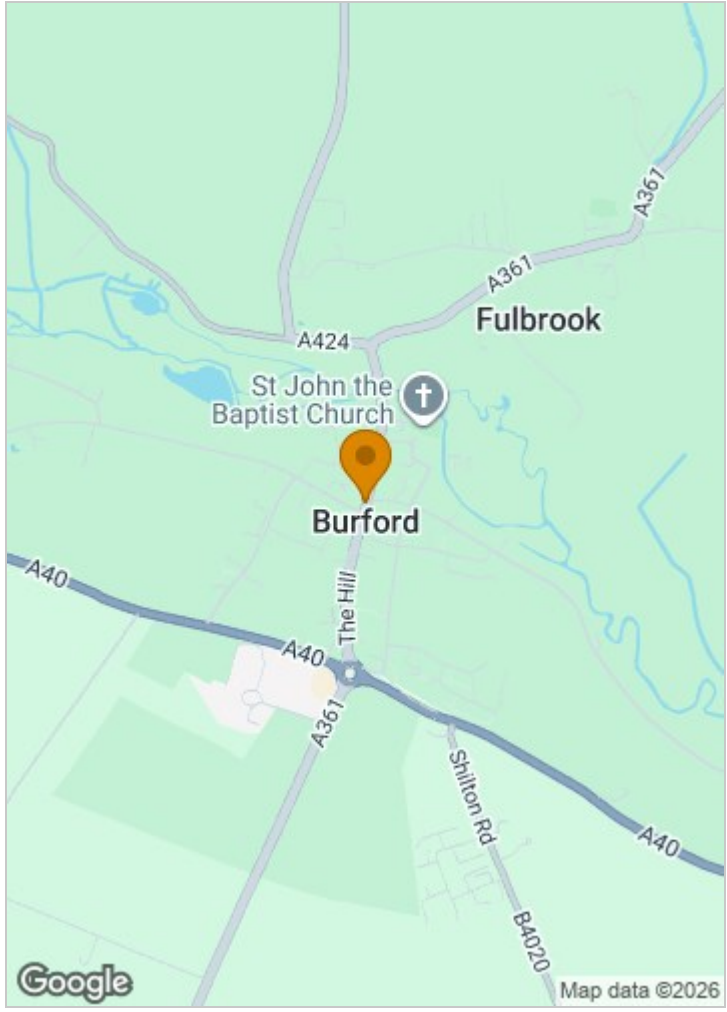
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)



Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.