

established 200 years

Tayler & Fletcher



3 Forest Grove
Cotswold Gate, Burford, OX18 4FF
Guide Price £715,000





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A well presented and spacious four bedroom detached house with south west facing garden, garage and parking located on this popular development on the edge of Burford close to all local amenities and excellent schools.

LOCATION

3 Forest Grove is situated within the exclusive Cotswold Gate development on the edge 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.

Local activities include Burford Golf Club and River Windrush walks, both of which are within walking distance of 3 Forest Grove. Meanwhile, there is a strong community involving the St John the Baptist Church whilst there is an active programme of events taking place through the Warwick Hall.

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 (9 miles), Kemble (22 miles) and Kingham (9 miles) and a comprehensive local bus network.

DESCRIPTION

3 Forest Grove is a detached house built by Lioncourt Homes in 2021 located within the Cotswold Gate development.

The property comprises an entrance hall, cloakroom, kitchen - dining room, sitting room and study downstairs on the ground floor whilst there is the master bedroom with en suite shower room, three guest bedrooms and a family bathroom upstairs on the first floor. There are therefore a total of four bedrooms and two bathrooms. There is a private rear south west facing garden together with a garage and driveway parking.

Approach

Paved pathway leads to timber framed front door with glazed insert panels and overhead covered porch to:

Entrance Hall

Wood effect tiled flooring. Timber framed door to:

Cloakroom

Low level WC with standard cistern, wash hand basin with cupboard below. Recessed ceiling spotlighting. Wood effect tiled flooring. From the entrance hall, timber framed door to:

Kitchen - Dining Room

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Silestone work surfaces. Sink unit with mixer tap and tiled splashback. Bosch electric oven and microwave. Bosch five ring gas hob with extractor above. Integrated dishwasher, washing machine, refrigerator and freezer. Recessed ceiling spotlighting. Wood effect tiled flooring. Double glazed windows to the front, rear and side elevations. Double glazed French doors providing direct access into the garden. From the entrance hall, timber framed door to:



Sitting Room

Recessed ceiling spotlighting. Double glazed windows to the rear elevation. French doors providing direct access into the garden. From the entrance hall, timber framed door to:

Study

Recessed ceiling spotlighting. Wood effect tiled flooring. Double glazed windows to the front elevation. From the entrance hall, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to cupboard housing the hot water tank. Hatch to loft roof space. Timber framed door to:

Master Bedroom

Built-in wardrobes. Double glazed windows to the rear elevation. Timber framed door to:

En Suite Shower Room

Low level WC with standard cistern, wash hand basin. Walk-in shower cubicle with overhead rain effect shower and wall mounted shower attachment. Chrome heated towel rail. Part tiled walls. Recessed ceiling spotlighting. Wood effect tiled flooring. Double glazed window to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

Built-in wardrobes. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 3

Double glazed windows to the front elevation. From the first floor landing, timber framed door to:

Bedroom 4

Double glazed windows to the front elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with standard cistern, wash hand basin. Wall mounted vanity cupboard. Bath with overhead shower and shower attachment. Chrome heated towel rail. Part tiled walls. Recessed ceiling spotlighting. Wood effect tiled flooring. Double glazed window to the front elevation.

OUTSIDE

3 Forest Grove has a private rear south west facing garden featuring a paved patio area adjacent to the back of the house facilitating outside dining and entertaining. Beyond is an area of artificial lawn with mature shrubs and plants bordered by timber trellis fencing and stone walling. There is direct access from the garden into the garage with parking on the private driveway.

SERVICES

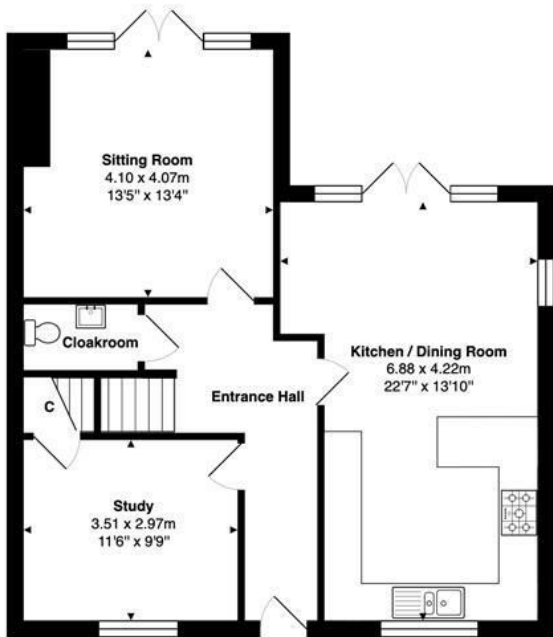
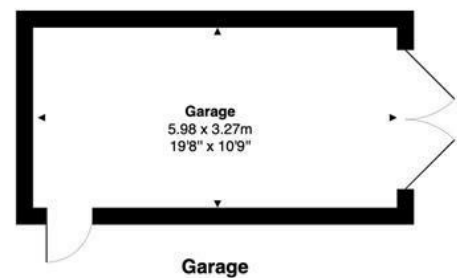
Mains electricity, water and drainage.

Bulk LPG heating and hot water.

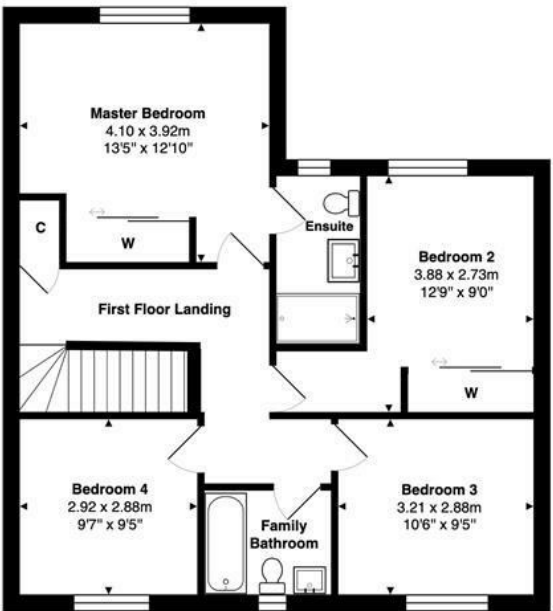
LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'F'
Rate payable for 2025 / 2026 £3514.98





Ground Floor



First Floor

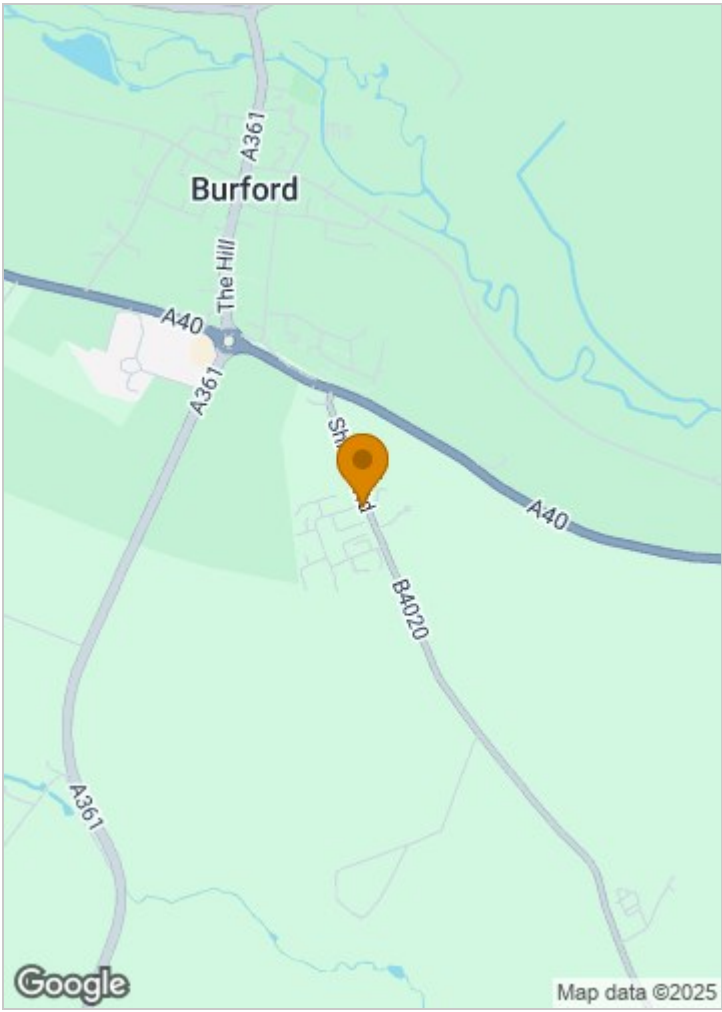
Approximate Gross Internal Area

Main House 136.6 m² / 1471 ft²
Garage 17.7 m² / 191 ft²
Total 154.3 m² / 1662 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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	