

established 200 years

Taylor & Fletcher



29 BIRCH DRIVE
Bradwell Village, Nr Burford

Burford 2 miles, Cheltenham 24 miles, Cirencester 19 miles, Oxford 21 miles. Rail - Charlbury 11 miles, Kemble 24 miles, Kingham 9 miles

29 Birch Drive Bradwell Village, Nr Burford Oxfordshire OX18 4XH

A WELL PRESENTED FOUR BEDROOM SEMI-DETACHED HOUSE SITUATED IN A PEACEFUL POSITION ON THE EDGE OF THIS POPULAR DEVELOPMENT 2 MILES FROM BURFORD, WITH PRIVATE REAR GARDEN AND SEPARATE SINGLE GARAGE AND PARKING.

- Semi-Detached House
- Kitchen - Dining Room
- Utility Room
- Sitting Room
- Conservatory
- Master Bedroom En Suite
- Three Further Bedrooms
- Private Rear Garden
- Single Garage and Parking

Guide price £445,000

VIEWING Strictly by prior appointment through

Taylor & Fletcher

Tel: 01451 820913

LOCATION

Bradwell Village is a small development of stone houses with communal grounds and an excellent village hall. It is situated approximately 2 miles to the south of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Burford provides an excellent range of local shops and amenities, including a baker, butcher, post office, general store and doctors 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.

The area's larger commercial centres of Cheltenham (24 miles), Cirencester (19 miles) and Oxford (21 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 Kingham (9 miles) Charlbury (11 miles) and Kemble (24 miles) and a comprehensive local bus network.

DESCRIPTION

29 Birch Drive is a well presented four bedroom semi-detached house. The property sits on the edge of this private development of stone houses. Downstairs features an entrance hallway, cloakroom, kitchen - dining room, utility room, sitting room and conservatory. Upstairs comprises a master bedroom with en suite shower room with two further bedrooms and a family bathroom on the first floor whilst there is a fourth bedroom on the second floor. There is a private rear garden and separate single garage and parking.

Entrance Hall

Timber framed front door with glazed insert panels and stone lintels above. Tiled flooring. Timber framed door to storage cupboard. Timber framed door to:

Cloakroom

With low level WC and wash hand basin with tiled splashback. Tiled flooring. From the entrance hall, timber framed door to:

Dining Room

Continuation of tiled flooring. Double glazed window to the front elevation. Archway leads to:

Kitchen

Fitted kitchen with laminate worktop with 1 ½ bowl sink unit with mixer tap, tiled splashback and range of wall mounted cupboards and drawers below. Electric Bosch single oven and grill with four ring electric hob and extractor over. Space and plumbing for dishwasher. Space for refrigerator and freezer. Part tiled walls. Tiled flooring. Ceiling spotlighting. Double glazed window to the rear elevation.

Utility Room

Laminate worktop with range of built in wall mounted cupboards and drawers below. Space and plumbing for washing machine. Wall mounted Wall Star oil fired central heating boiler. Part tiled walls. Tiled flooring. Ceiling spotlighting. Timber framed door with glazed insert panels to the rear garden. From the entrance hall, timber framed door to:





Sitting Room

Cut stone open fireplace. Ceiling spotlighting. Double glazed window to the front elevation. Double glazed French doors to:

Conservatory

Timber tiled flooring. Double glazed windows to the rear elevation. Double glazed French door to the rear garden and paved patio area. From the entrance hall, stairs rise to:

First Floor Landing

Double glazed window to the rear elevation. Timber framed door to airing cupboard, housing the hot water tank with timber slatted shelving. Timber framed door to:

Master Bedroom

Timber tiled flooring. Double glazed window to the front elevation. Timber framed door to:



Master En Suite Shower Room

Mira shower cubicle. Low level WC with standard cistern, wash hand basin with tiled splashback. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed window to the front elevation. From the first floor landing, timber framed door to:



Family Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback, panelled bath with shower attachment and overhead wall mounted shower. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed window to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

Timber framed doors to built-in wardrobes. Double glazed window to the front elevation. From the first floor landing, timber framed door to:

Bedroom 3

Double glazed window to the rear elevation. From the first floor landing, stairs rise to:

Bedroom 4

Ceiling spotlighting. Timber framed doors to built-in wardrobes. Double glazed Velux windows to the front and rear elevations.



OUTSIDE

29 Birch Drive is approached via a paved footpath. The principal garden is set to the rear of the house with a paved patio area and a section of lawn together with some shrubs and plants. This area of garden is bordered by trellis fencing with a timber framed gate providing rear access from the garden to the separate single garage and parking area. There are two allocated parking spaces for the property.



SERVICES

Mains Electricity, Water and Drainage. Oil fired central heating.

Service Charge: £65.00 per month. This includes: general repairs, maintenance of the drains, waste disposal, road sweeping and gritting, landscaping, maintenance of the public gardens and tree surgery. This also includes: The Village Handbook and the running and upkeep costs of the Village Hall.

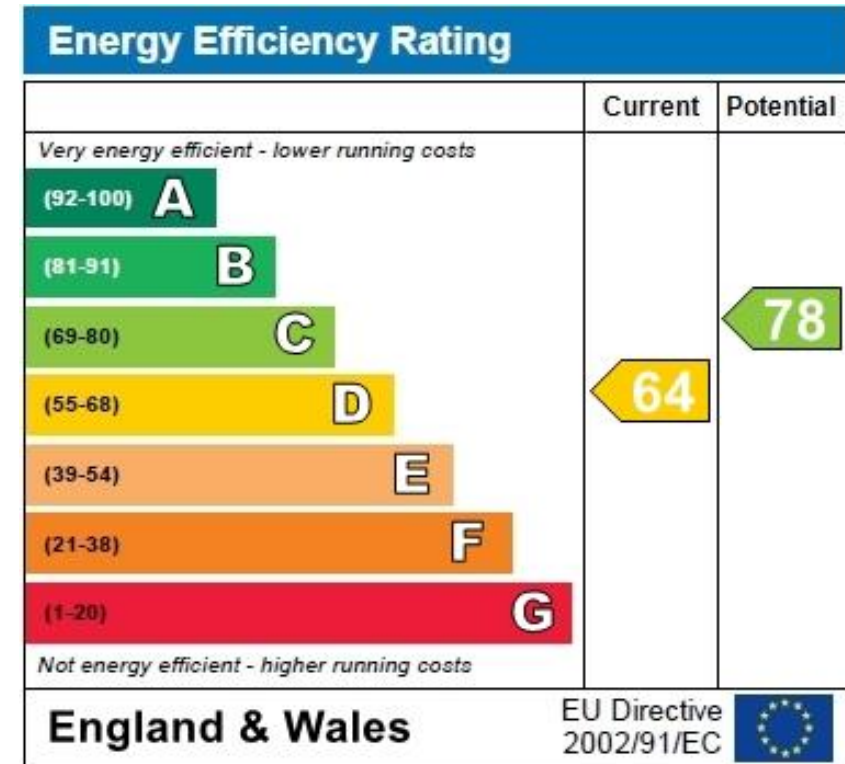
LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'D' Rate payable for 2023 / 2024 £2214.43

DIRECTIONS

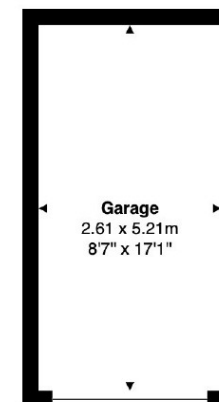
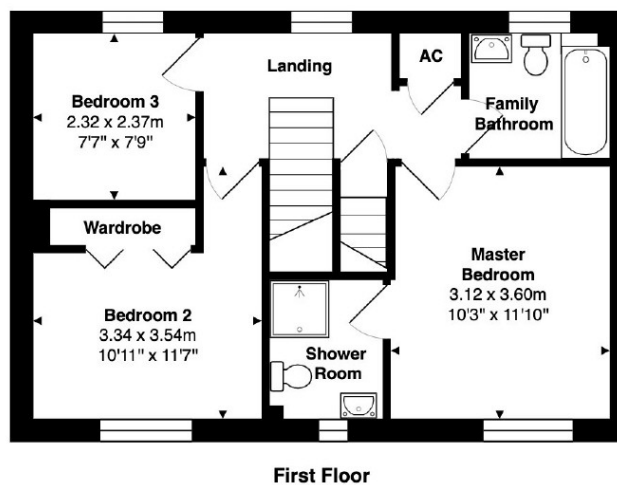
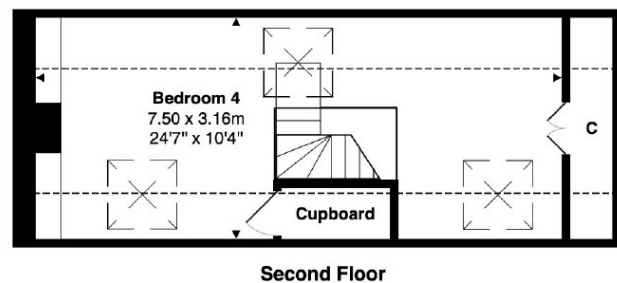
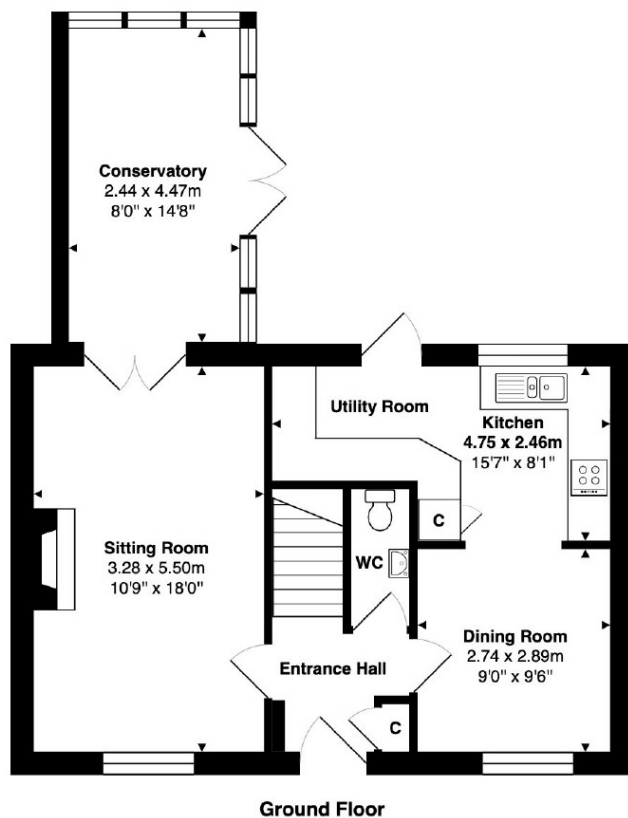
From the Burford office of Tayler & Fletcher, proceed in a southerly direction up The Hill, heading towards the A40. Take the third exit onto the A361 signposted for Lechlade, Faringdon and Cotswold Wildlife Park. Continue along the A361, after approximately one and a half miles take the right hand turning, signposted Bradwell Village Private Estate into Woodside Drive. Continue along Woodside Drive for approximately 250 yards passing the Village Hall on the left hand side. Turn left into Birch Drive. Continue along Birch Drive for approximately 200 yards. You will see No 29 on the left hand side.





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Approximate Gross Internal Areas:

Main House: 128.1 m² / 1379 ft²

Garage: 13.6 m² / 146 ft²

Total: 141.7m² / 1525 ft²

 denotes reduced headroom (less than 1.5 m / 5 ft)

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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