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Tayler & Fletcher



15 Birch Drive

Bradwell Village, Nr Burford, Oxfordshire, OX18 4XH

Guide Price £320,000





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A two bedroom end terrace house in need of some modernisation 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.

LOCATION

Bradwell Village is a small development of stone houses with communal grounds and an excellent village hall. It is situated approximately two miles to the south 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 School and St Hugh's School 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 Charlbury (11 miles), Kemble (24 miles) and Kingham (9 miles) and a comprehensive local bus network.

DESCRIPTION

15 Birch Drive is a two bedroom end terrace house that is in need of some modernisation located on the edge of this private development of stone houses.

The property comprises an entrance hall, cloakroom, kitchen - dining room, sitting room and conservatory downstairs. Whilst upstairs features a master bedroom with en suite bathroom plus a guest bedroom with en suite shower room. There is a private rear garden whilst there is a separate single garage and allocated parking.

Approach

Paved pathway leading to uPVC front door with glazed insert panel to:

Entrance Hall

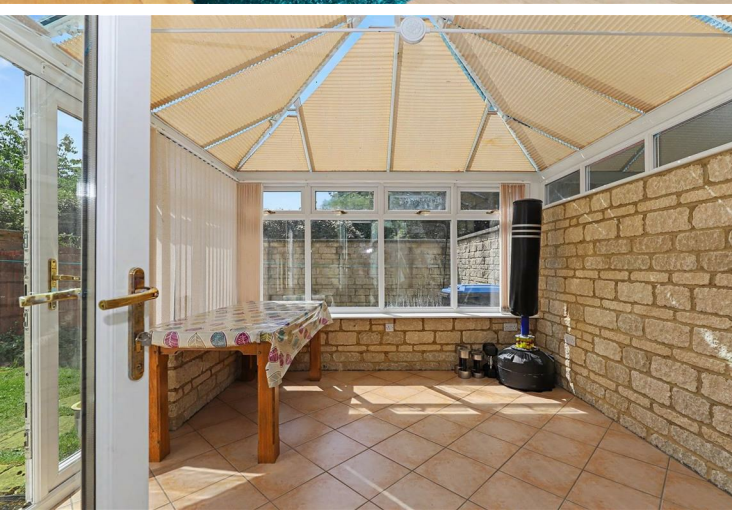
Timber framed door to:

Cloakroom

With low level WC and wash hand basin with tiled splashback. Vinyl flooring. Double glazed window to the front elevation. From the entrance hall, timber framed door to:

Kitchen - Dining Room

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. Single oven and grill with four ring electric hob and extractor over. Refrigerator. Space and plumbing for dishwasher and washing machine. Part tiled walls. Vinyl flooring. Double glazed windows to the rear elevation. Timber framed door to below stairs storage cupboard. uPVC door with double glazed insert panels to the rear garden. From the entrance hall, timber framed door to:



Sitting Room

Double glazed window to the front elevation. uPVC French doors with double glazed insert panels to:

Conservatory

Tiled flooring with underfloor heating. Double glazed windows to the rear and side elevations. Double glazed French doors to the rear garden and paved patio area. From the entrance hall, stairs rise to:

First Floor Landing

Velux 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

Built-in wardrobes. Access to loft roof space. Double glazed window to the front elevation. Timber framed door to:

En Suite Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback, panelled bath with shower attachment. Part tiled walls. Vinyl flooring. Double glazed window to the rear elevation.

Bedroom 2

Built-in wardrobes. Double glazed window to the front elevation. Timber framed door to:

En Suite Shower Room

Low level WC with standard cistern, wash hand basin with tiled splashback. Shower cubicle. Part tiled walls. Vinyl flooring. Double glazed window to the rear elevation.

OUTSIDE

15 Birch Drive is approached via a paved footpath. There is an area of shrubs and plants to the front of the property. The principal garden is set to the rear of the house with a paved patio area and a section of lawn. This area of garden is bordered by fencing with a timber framed gate providing rear access to the property. There is a separate single garage and allocated parking.

SERVICES

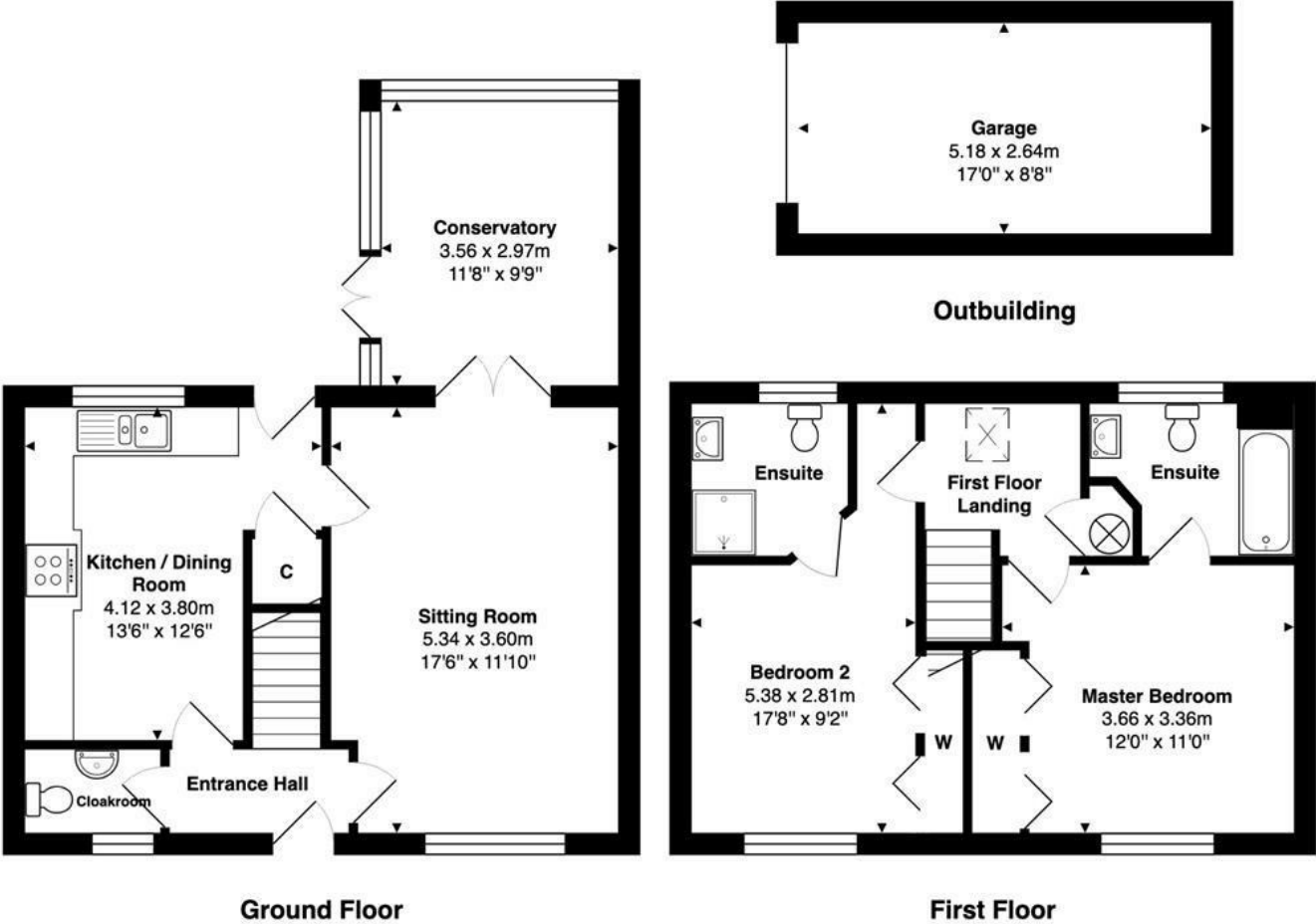
Mains Electricity, Water and Drainage.
Oil fired central heating.

Service Charge: £79.00 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 2026 / 2027 £2607.67





Approximate Gross Internal Area

Main House 91.7 m² / 987 ft²
Outbuilding 13.6 m² / 146 ft²
Total 105.4 m² / 1135 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		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	80
		EU Directive 2002/91/EC