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# Tayler & Fletcher



Pend Cottage, 2 Pethers Piece  
Burford, OX18 4NH  
**Guide Price £725,000**





# Pend Cottage, 2 Pethers Piece

## Burford, OX18 4NH

*A light and well presented terraced four bedroom house with a private south facing garden with garage and parking for multiple cars located in the heart of Burford close to local amenities and excellent schooling.*

### LOCATION

Pend Cottage, 2 Pethers Piece 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

Pend Cottage, 2 Pethers Piece is a light and well presented terraced house that is situated within close walking distance to the local amenities available in Burford.

The property comprises an entrance porch, hallway, kitchen - dining room and sitting room downstairs.

There is the master bedroom with en suite bathroom, three further bedrooms and a shower room upstairs. There is a private rear south facing terraced garden, separate garage and parking for multiple cars.

### Approach

Paved pathway leading to timber framed front door to:

### Porch

Double glazed window to the side elevation. Timber framed door to:

### Hallway

Timber framed door to below stairs storage cupboard. Opening into storage - utility area facilitating space and plumbing for washing machine and tumble dryer. Wood vinyl flooring. Recessed ceiling spotighting. Timber framed door with glazed insert panels to:

### Kitchen - Dining Room

Modern fitted storage units to the wall and base level with composite work surfaces. Sink unit with mixer tap and tiled splashback. Double electric oven and grill. Five ring electric hob with extractor above. Refrigerator and freezer. Dishwasher. Part tiled walls. Wood vinyl flooring. Recessed ceiling spotighting. Double glazed windows to the rear elevation and uPVC door with glazed insert panel providing direct access into the garden. From the hallway, timber framed door with glazed insert panels to:

### Sitting Room

French doors with glazed insert panels providing direct access into the garden. Double glazed windows to the front and rear elevations. From the hallway, stairs with timber balustrade rise to:



## First Floor Landing

Timber framed door to:

## Master Bedroom

Range of built-in wardrobes. Recessed ceiling spotighting. Double glazed windows to the front elevation. Timber framed door to:

## En Suite Bathroom

Low level WC with standard cistern, wash hand basin with mixer tap, tiled splashback and cupboard below. Wall mounted vanity cupboard. Rolltop bath. Shower cubicle with wall mounted shower attachment and overhead rain effect shower. Chrome heated towel rail. Part tiled walls. Wood vinyl flooring. Timber framed door to cupboard housing the hot water tank. Recessed ceiling spotighting. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

## Bedroom 2

Recessed ceiling spotighting. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

## Bedroom 3

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

## Bedroom 4

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

## Shower Room

Low level WC with standard cistern, wash hand basin with mixer tap and tiled splashback. Wall mounted vanity cupboard. Shower cubicle with wall mounted shower attachment and overhead rain effect shower. Part tiled walls. Wood vinyl flooring. Recessed ceiling spotighting. Double glazed windows to the front elevation.

## OUTSIDE

Pend Cottage, 2 Pethers Piece has a private rear south facing terraced garden. There is an area of paved patio adjacent to the back of the house facilitating outside dining and entertaining. A timber gate leads to steps which rise through the tiered garden towards an upper paved area towards the top part of the garden with mature shrubs and plants bordered by timber fencing and stone walling. There are a couple of stores that provide ample storage with these located to the side of the house and accessed via both the front and rear of the property. There is an area of parking located to the front of the property providing parking for multiple cars and a separate garage.

## SERVICES

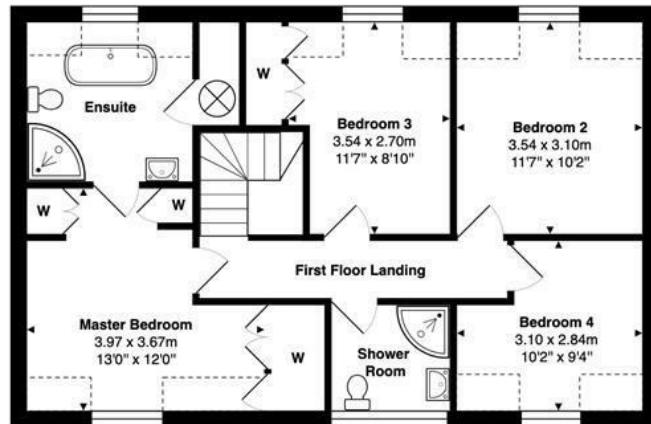
Mains electricity, water and drainage. Electric central heating. Broadband available.

## LOCAL AUTHORITY / COUNCIL TAX

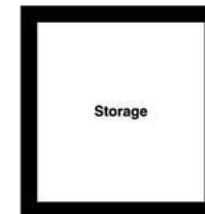
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'F' Rate payable for 2025 / 2026 £3514.98



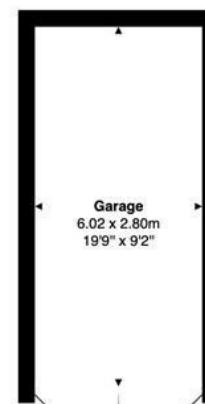
## Floorplan



Reduced headroom (less than 1.5 m / 5 ft)



First Floor Outbuilding



Ground Floor Outbuilding

### Approximate Gross Internal Area

Main House 130.7 m<sup>2</sup> / 1407 ft<sup>2</sup>  
Garage 25.2 m<sup>2</sup> / 271 ft<sup>2</sup>  
Total 155.9 m<sup>2</sup> / 1678 ft<sup>2</sup>

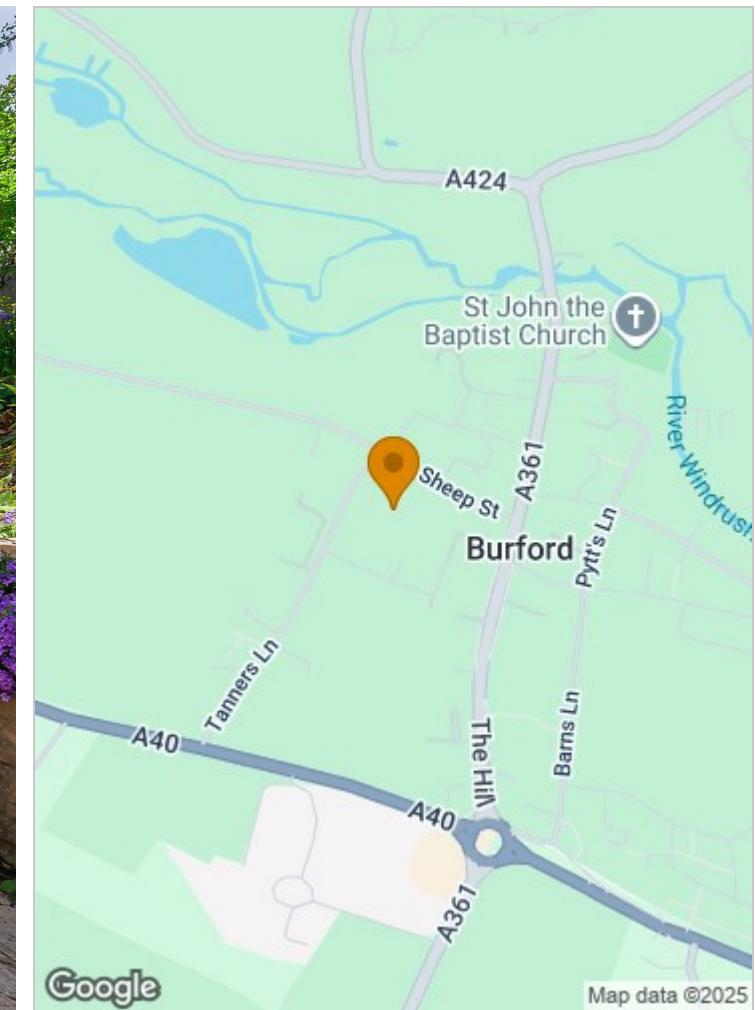
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus)	A		
(01-01)	B		
(09-00)	C		
(05-08)	D	64	
(09-14)	E		
(21-38)	F	42	
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			