



KEEPERS
1 Greystone Cottage, Signet Hill, Near Burford

Burford 1.5 miles, Cheltenham 22 miles, Cirencester 17 miles, Oxford 20 miles. Rail - Charlbury 10 miles, Kemble 22 miles, Kingham 9 miles

Keepers

1 Greystone Cottage Signet Hill, Near Burford Oxfordshire OX18 4JD

A SPACIOUS AND BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE OCCUPYING A GENEROUS PLOT WITH VIEWS OVER SURROUNDING FIELDS. DOUBLE GARAGE WITH POTENTIAL HOME OFFICE ABOVE. LOCATED A COUPLE OF MILES FROM BURFORD.

- Semi-Detached House
- Kitchen - Dining Room
- Sitting Room
- Snug / Study
- Three Bedrooms
- Ensuite Bathroom and Family Bathroom
- Double Garage - Potential Office Above
- Garden - Generous Plot with Views
- Close to Amenities / Excellent Schools

Guide price £795,000

VIEWING Strictly by prior appointment through

Tayler & Fletcher

Tel: 01993 220579

LOCATION

Keepers is situated just a couple of miles from 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, bank 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.

The area's larger commercial centres of Cheltenham (22 miles), Cirencester (17 miles) and Oxford (20 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 (10 miles), Kemble (22 miles) and Kingham (9 miles) and a comprehensive local bus network.

DESCRIPTION

Keepers is a light and spacious three bedroom semi-detached house that has been a family home for the past fourteen years. The property comprises an entrance hall, sitting room, cloakroom, study, kitchen - dining room, and snug on the ground floor. Whilst upstairs is the master bedroom with en suite shower room, two further bedrooms and a family bathroom.

The property sits within a generous plot measuring approximately half an acre with the garden enjoying far reaching views across the surrounding fields. There is a double garage with storage above providing the scope for alteration into a home office. There is also off road parking for several cars.

Approach

Double timber framed entrance gates. Gravelled driveway. Timber framed front door with double glazed insert panels to:

Entrance Hall

Limestone flooring. Timber framed door to below stairs storage cupboard. Timber framed door to cupboard housing the Worcester Bosch oil fired central heating boiler. Recessed ceiling spot lighting. Double glazed window to the side elevation. Timber framed double doors with double glazed insert panels to:

Sitting Room

Timber flooring. Clearview wood burning stove with stone hearth. Panelled walls. Double glazed windows to the side elevation. French doors to the garden. From the entrance hall, timber framed door to:





Cloakroom

Limestone flooring. Low level WC with standard cistern and wash hand basin with tiled splashback. Chrome heated towel rail. Double glazed window to the rear elevation. From the entrance hall, timber framed door to:

Study

Continuation of limestone flooring. Double glazed window to the rear elevation. From the entrance hall, opening into:

Kitchen - Dining Room

Fitted kitchen with range of built-in cupboards and drawers below. Granite work surfaces. Belfast sink unit with mixer tap and splashback. Recessed Rangemaster double electric oven with five ring gas hob and extractor over. Dishwasher. Space for refrigerator and freezer. Space and plumbing for washing machine and tumble dryer. Limestone flooring. Recessed ceiling spotlighting. Double glazed windows to the front elevation. Timber framed door to:

Snug

Range of timber bookshelves with cupboards below. Recessed wood burning stove with stone hearth. Timber flooring. Double glazed window to the rear elevation. French doors to the garden. From the entrance hall, stairs rise to:



First Floor Landing

Timber framed door to the airing cupboard housing the hot water tank. Double glazed window to the rear elevation. Timber framed door to:

Master Bedroom

Timber framed doors to built-in wardrobe. Double glazed windows to the front and side elevations. Timber framed door to:

En Suite Shower Room

Low level WC with standard cistern, wash hand basin. Walk-in shower cubicle. Tiled walls. Chrome heated towel rail. Limestone flooring. Recessed ceiling spotlighting. Double glazed windows to the rear and side elevations. From the first floor landing, timber framed door to:

Bedroom 2

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

Bedroom 3

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. Tiled panelled bath. Part tiled walls. Chrome heated towel rail. Timber flooring.



OUTSIDE

Keepers enjoys a generous plot that measures approximately half an acre. There is a private south facing garden, which is mainly laid to lawn with a few mature shrubs and plants, bordered by hedging and fencing. The garden enjoys far reaching views across the surrounding fields. Gravelled seating area. There is a double garage with storage area above that would facilitate a home office. Gravelled driveway providing off road parking for several cars.

SERVICES

Mains Electricity. Private water supply. Shared septic tank drainage. Oil central heating.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'E' Rate payable for 2022 / 2023 £2576.40

DIRECTIONS

From the Burford office of Tayler & Fletcher, proceed in a southerly direction up The Hill, heading towards the A40. Take the fourth exit onto the A40 signposted for Cheltenham. Continue along the A40, passing Burford School on the left hand side and the turning for Tanners Lane on the right hand side. After approximately half a mile, take the left hand turning signposted for Westwell. Continue along this road and after approximately 650 yards you will see Keepers located on the left hand side.



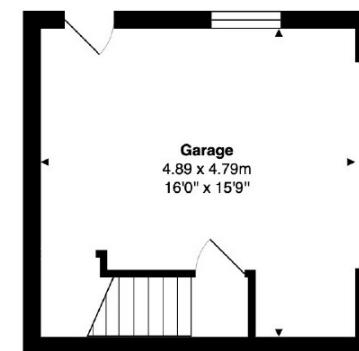
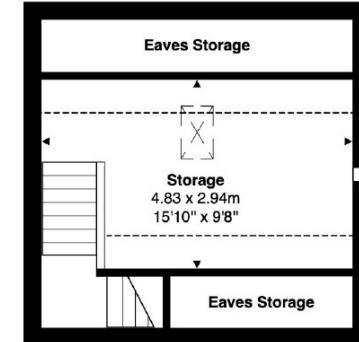
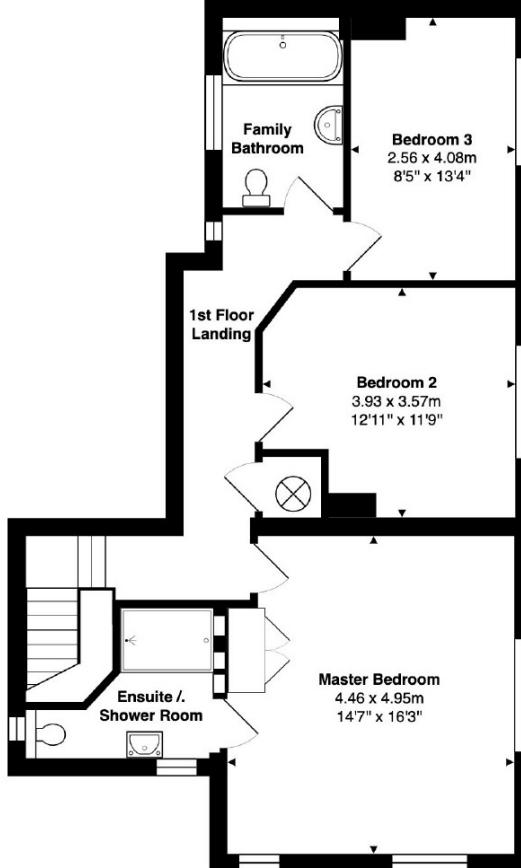
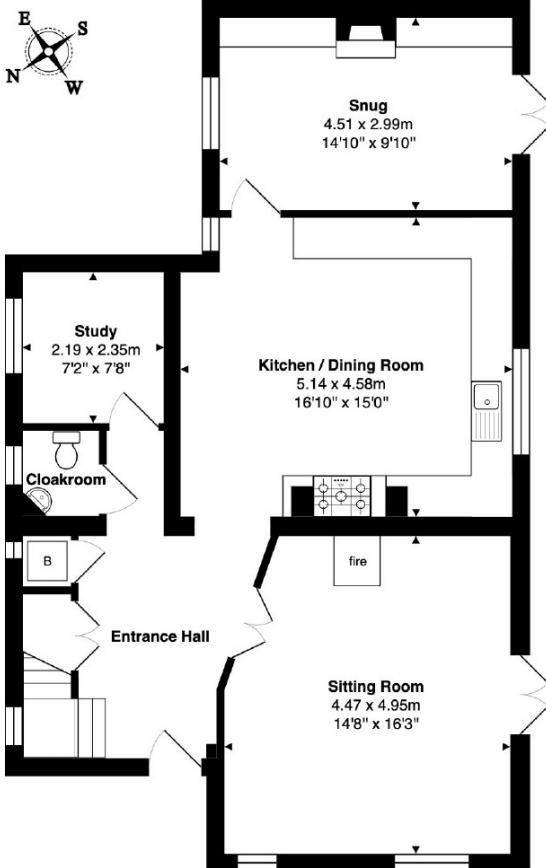


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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Approx. Gross Internal Area: 200.8 m² ... 2161 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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