

established 200 years

Tayler & Fletcher



12 Forest Grove
Cotswold Gate, Burford, OX18 4FF
Guide Price £925,000





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DREAM BIG
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AMAZE YOURSELF
HONEST
FORGIVE & FORGET
never quit
SMILE



12 Forest Grove

Cotswold Gate, Burford, OX18 4FF

A well presented light and spacious five bedroom detached house with private rear garden, garage and off road parking for multiple cars located on the edge of Burford close to schools and amenities.

LOCATION

12 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 12 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

12 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, utility room, sitting room and study downstairs on the ground floor whilst there is the master bedroom with en suite shower room, guest bedroom with en suite shower room, three further bedrooms and a family bathroom upstairs on the first floor. There are therefore a total of five bedrooms and three bathrooms. There is a private rear landscaped garden together with a garage and parking for multiple cars to the side of the house. The garage was formerly a double garage but has been segregated to include a home office.

Approach

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

Entrance Hall

Timber framed door to:

Cloakroom

Low level WC with standard cistern, wash hand basin. 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. Neff electric oven and grill. Neff five ring gas hob with extractor above. Hotpoint dishwasher. Wine refrigerator. Recessed ceiling spotlighting. Wood effect tiled flooring. Double glazed windows to the rear elevation. Double glazed bi-fold doors providing direct access into the garden. Timber framed door to below stairs storage cupboard. Timber framed door to:



Utility Room

Silestone work surfaces with range of cupboards below. Sink unit with mixer tap and tiled splashback. Space and plumbing for washing machine and tumble dryer. Recessed ceiling spotlighting. Wood effect tiled flooring. Door with glazed insert panel providing side access to the house. From the kitchen - dining room, timber framed double doors with glazed insert panels to :

Sitting Room

Bay window with double glazed windows to the front and side elevations. Timber framed double doors with glazed insert panels to the entrance hall. From the entrance hall, timber framed door to:

Study

Bay window with double glazed windows to the front and side elevations. Double glazed windows to the side elevation. From the entrance hall, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to airing cupboard housing the hot water tank. 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, pair of wash hand basins. 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 side elevation. From the first floor landing, timber framed door to:

Bedroom 2

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

En Suite Shower Room

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

Bedroom 3

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

Bedroom 4

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

Bedroom 5

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

Family Bathroom

Low level WC with standard cistern, wash hand basin. Bath with shower attachment. 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 side elevation.

OUTSIDE

12 Forest Grove has a private rear landscaped garden featuring a paved patio area adjacent to the back of the house facilitating outside dining and entertaining. Beyond is an area of lawn with mature shrubs and plants bordered by timber trellis fencing and pleached trees. There is a separate paved patio area providing further outside space. Direct access from the garden into the garage and home office with private driveway with off road parking for multiple cars.

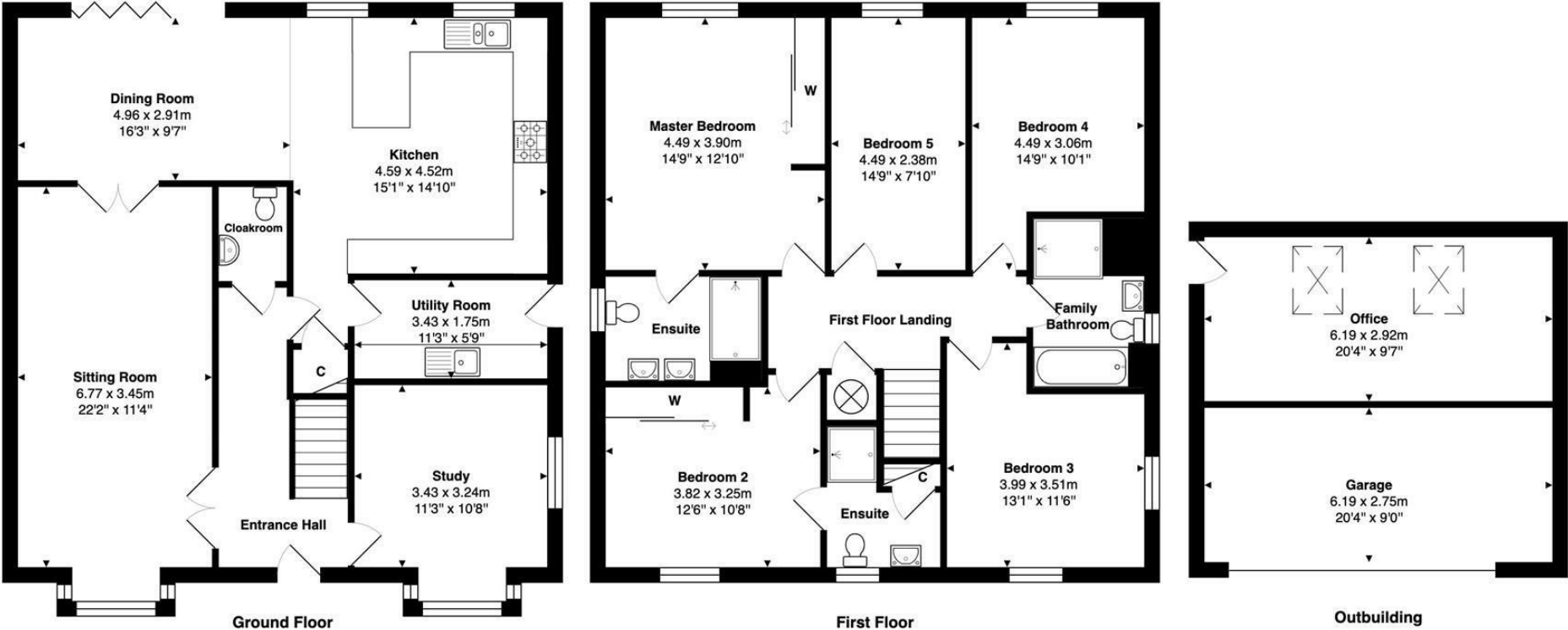
SERVICES

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 'G' Rate payable for 2025 / 2026 £4055.75



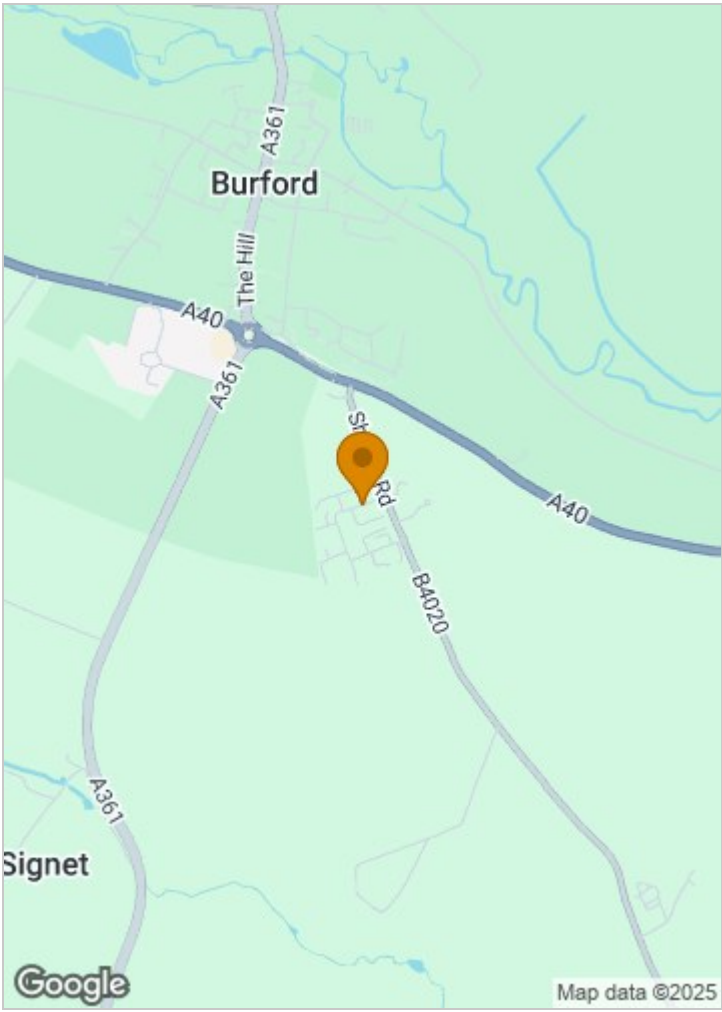


Approximate Gross Internal Area
Main House 187.8 m² / 2021 ft²
Outbuilding 36.7 m² / 395 ft²
Total 224.5 m² / 2416 ft²



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		86
(81-81) B		
(69-80) C	78	
(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	