

established 200 years

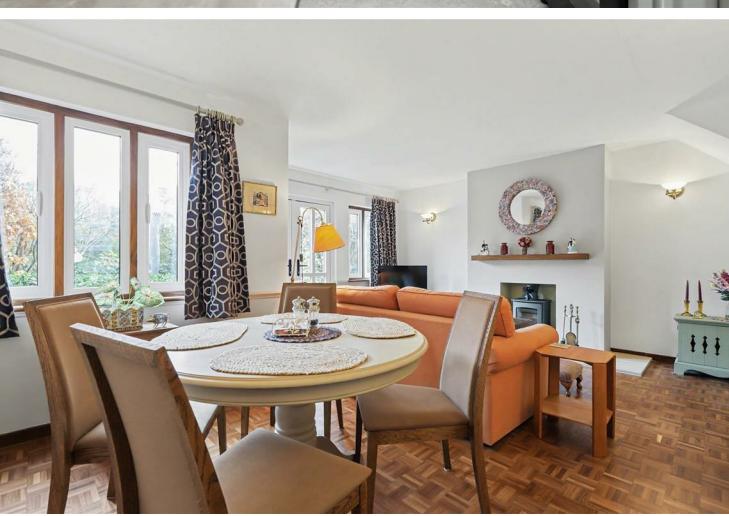
# Tayler & Fletcher



3 Chapmans Piece  
Witney Street, Burford, OX18 4DN  
Guide Price £695,000







# 3 Chapmans Piece

Witney Street, Burford, OX18 4DN

*A well presented three bedroom terraced house in a peaceful setting with a private south east facing garden and access to communal gardens, garage and visitor parking located in the heart of Burford. No onward chain.*

## LOCATION

3 Chapmans 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

3 Chapmans Piece is a well presented terraced house that is situated in a peaceful setting within close walking distance to the local amenities available in Burford.

The property comprises an entrance hall, cloakroom, kitchen - dining room and sitting room downstairs. There is the master bedroom, two guest bedrooms and a family bathroom upstairs. There is a private and well maintained south east facing garden that facilitates outside dining and entertaining with direct access to the communal gardens. The property also has a garage with visitor parking as you first enter the Chapmans Piece development.

## Approach

Steps lead to timber framed front door to:

## Entrance Hall

Timber parquet flooring. Double glazed window to the front elevation. Timber framed door to below stairs storage cupboard. Timber framed door to:

## Cloakroom

With low level WC with standard cistern and wash hand basin with cupboard below. Tiled flooring. Double glazed window to the front elevation. From the entrance hall, timber framed door to:

## Kitchen - Dining Room

Hand-built kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Laminate work surfaces. Sink unit with mixer tap and tiled splashback. Electric oven and grill with four ring induction hob with extractor above. Dishwasher, washing machine, tumble dryer and refrigerator. Part tiled walls. Double glazed windows to the front elevation. From the entrance hall, timber framed door with glazed insert panels to:

## Sitting Room

Recessed fireplace with wood burning stove, stone hearth and timber beam above. Timber parquet flooring. French doors with double glazed insert panels providing direct access into the garden. Double glazed windows to the rear 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. Hatch to loft roof space. Timber framed door to:

## Master Bedroom

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

## Bedroom 2

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

## Bedroom 3

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

## Family Bathroom

Low level WC, wash hand basin with mixer tap, tiled splashback and cupboards below. Panelled bath with overhead shower and wall mounted shower attachment. Part tiled walls. Wall mounted vanity cupboard. Double glazed windows to the front elevation.

## OUTSIDE

3 Chapmans Piece has a private low maintenance south east facing garden. There is a paved patio area adjacent to the house that facilitates outside dining and entertaining. The garden is bordered by Cotswold stone walling and beech hedging. Timber framed gate leads to communal garden beyond. The communal garden leads down to the millstream. There is a separate single garage plus an area of visitor parking as you first enter the development of houses.

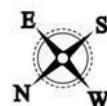
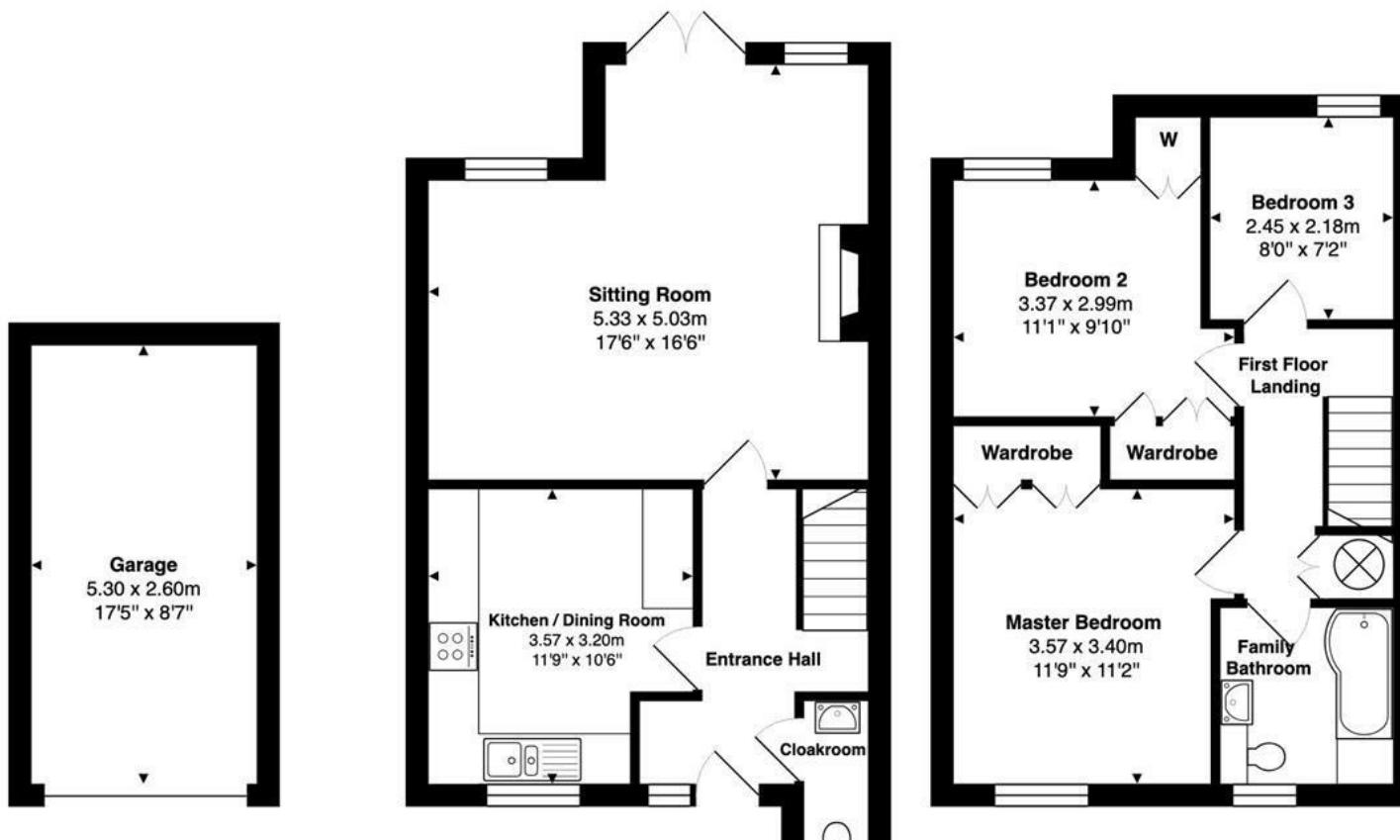
## SERVICES

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 'D' Rate payable for 2025 / 2026 £2433.45





#### Approximate Gross Internal Area

House 85.8 m<sup>2</sup> / 923 ft<sup>2</sup>  
 Garage 14.5 m<sup>2</sup> / 157 ft<sup>2</sup>  
 Total 100.3 m<sup>2</sup> / 1080 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			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			