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Butlers Cottage

47 High Street, Burford, OX18 4QA

Guide Price £742,500





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A charming and well presented three double bedroom terraced Grade II Listed cottage with private courtyard garden and separate garage located in the heart of Burford. No onward chain. Good investment opportunity.

LOCATION

Butlers Cottage, 47 High Street 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, Daylesford Organic Farmshop (10 miles), Estelle Manor (11 miles) and Soho Farmhouse (17 miles) are nearby.

DESCRIPTION

Butlers Cottage is a charming terraced Grade II Listed cottage situated within walking distance to all local amenities available in Burford. The property is currently being run as a successful holiday rental. There is therefore the option to purchase the property as a going concern if desired.

The property comprises a kitchen, dining room, sitting room, utility room, cloakroom and study on the ground floor, whilst there are three double bedrooms and two bathrooms upstairs, one of which is an en suite to the master bedroom. There is a private courtyard garden and separate single garage located in nearby Burgage Gardens.

Approach

Paved passageway leading to wrought iron gates, which lead to the paved patio area of courtyard garden. Oak timber framed front door leading to:

Kitchen

Fitted kitchen with range of built-in cupboards and drawers below. Laminate work surfaces. 1 ½ bowl sink unit with mixer tap and tiled splashback. Part tiled walls. Aga double electric oven. Flavel electric oven and grill with induction hob and extractor over. AEG refrigerator/freezer. Flavel dishwasher. Electrolux microwave. Tiled flooring. Exposed oak timber beams. Ceiling spotlighting. Double glazed window to the front elevation. Timber framed door with glazed insert panels to:

Dining Room

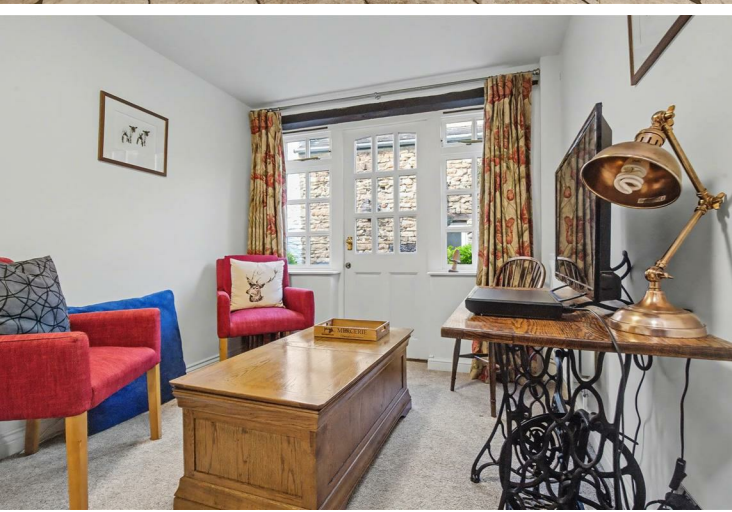
Flagstone flooring. Exposed oak timber beams. Timber framed door to below stairs storage cupboard. Secondary glazed windows to the front elevation. Timber framed door to stairs rising to the first floor landing.

Sitting Room

Recessed stone surround fireplace with wood burning stove. Exposed oak timber beams. Secondary glazed windows to the front and rear elevations. Timber framed door with glazed insert panels leading to the front courtyard garden.

Utility Room

Laminate work surfaces with range of storage cupboards and drawers. Stainless steel sink unit with mixer tap and tiled splashback. Part tiled walls. Tiled flooring. Timber framed sliding doors to airing cupboard with timber slatted shelves housing the hot water tank and Worcester Bosch oil fired boiler. Space and plumbing for washing machine and tumble dryer. Double glazed window to the front elevation. Timber framed door with glazed insert panels leading to the courtyard garden. Timber framed door to storage cupboard area. Timber framed door to:



Cloakroom

Continuation of tiled flooring. Low level WC with standard cistern. Wash hand basin with cupboard below. Heated towel rail. From the utility room, timber framed door to:

Study

Timber framed door with glazed insert panels to the front courtyard garden. Double glazed windows to the front elevation. Timber framed door to below stairs storage cupboard. Exposed stone walls. Stairs rise to:

Master Bedroom

Exposed oak timber beams. Mezzanine level dressing area with timber framed doors to eaves storage wardrobes. Exposed stone. Velux double glazed windows to the front and rear elevations. Ceiling spotlighting. Timber framed door to:

Family Bathroom

Low level WC with standard cistern, wash hand basin with splashback. Shower cubicle with wall mounted shower attachment. Panelled bath with mixer tap with handset shower attachment. Heated towel rail. Part tiled walls. Laminate flooring. Exposed oak timber beams. Velux double glazed window to the front elevation. Timber framed door to:

Bedroom 2

Exposed oak timber beams. Velux double glazed window to the front elevation. Single glazed window to the front elevation. Ceiling spotlighting. Timber framed door to:

First Floor Landing

Velux double glazed window to the rear elevation. Timber framed door to storage cupboard. Single glazed windows to the shower room. Exposed timber beams. Timber framed door to:

Shower Room

Low level WC with standard cistern, wash hand basin with splashback. Shower cubicle with wall mounted shower attachment. Tiled walls. Tiled flooring. Exposed oak timber beams. Velux double glazed window to the front elevation. From the first floor landing, timber framed door to:

Bedroom 3

Decorative fireplace. Exposed oak timber beams. Secondary glazed windows to the front elevation.

OUTSIDE

Butlers Cottage has a courtyard garden situated to the front of the property, accessed via a wrought iron gate. The garden features a patio area with a few mature shrubs and plants including a beautiful wisteria tree, bordered by stone walling, providing the space for table and chairs facilitating outside dining. There is a separate single garage located in nearby Burgage Gardens.

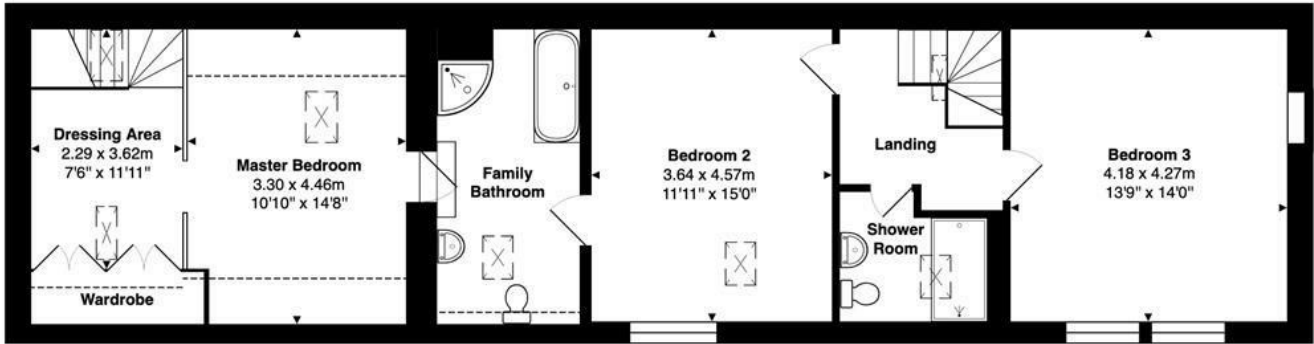
SERVICES

Mains electricity. Water and drainage. Oil fired central heating. Broadband available.

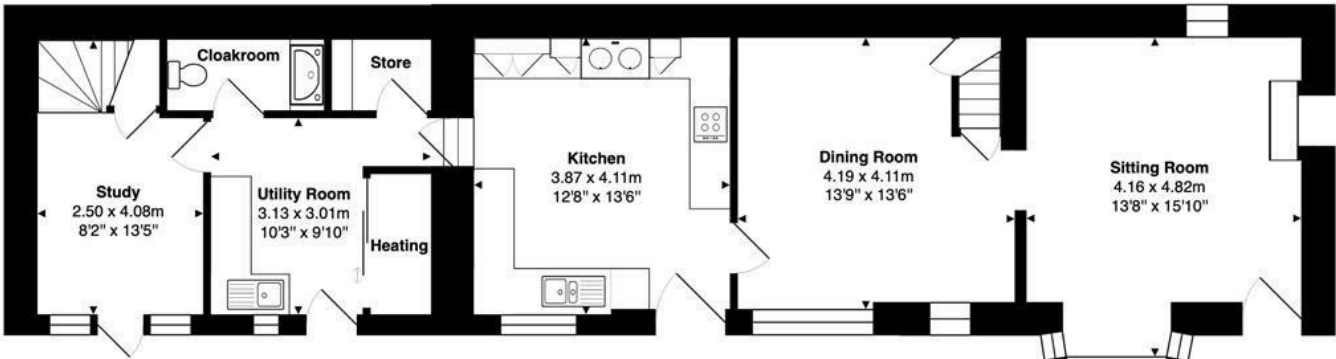
LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'C' Rate payable for 2025 / 2026 £2163.06





First Floor



Ground Floor

Approximate Gross Internal Areas:

Main House: 164.0 m² / 1765 ft²

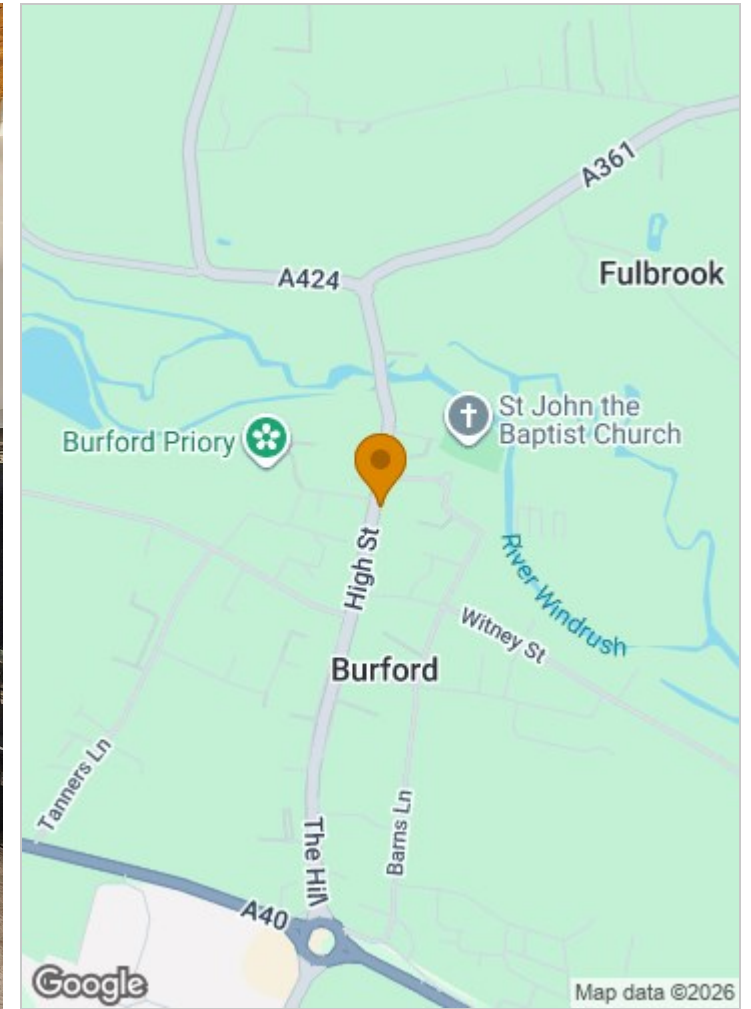
Garage: 15.1 m² / 163 ft²

Total: 179.1 m² / 1928 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.
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.