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Taylor & Fletcher



Lime Tree Cottage
135 The Hill, Burford, OX18 4RE
Guide Price £750,000





Lime Tree Cottage

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A charming and beautifully presented Grade II Listed four bedroom terraced townhouse with courtyard garden located in the heart of Burford within walking distance to all local amenities.

LOCATION

Lime Tree Cottage 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

Lime Tree Cottage is a charming period townhouse. The property is situated in the heart of the town within walking distance to the local amenities available in Burford.

The property comprises an entrance lobby, dining room, kitchen, utility room and sitting room downstairs. There are three bedrooms and a family bathroom on the first floor with the master bedroom and en suite shower room on the second floor. A notable feature with three of the bedrooms is the fact they provide a spectacular view of The Hill. There is a courtyard garden located to the side of the property. This area provides a delightful space for a patio table and chairs.

Approach

The property is accessed via an ancient elm plank gate providing access off The Hill. Timber framed front door with glazed panel to:

Lobby

Terracotta tiled flooring. Timber framed door with glazed insert panels to:

Dining Room

Recessed fireplace with stone surround and hearth with wood burning stove. Timber framed doors to storage cupboards. Secondary glazed windows with timber shutters to the side elevation with window seat. Terracotta tiled flooring. Exposed oak timber beams. Proceed through to:

Kitchen

Modern fitted storage units and shelves to the wall and base level with timber work surfaces. Belfast sink unit with tiled splashback. Everhot electric double oven. Integral dishwasher. Part tiled walls. Terracotta tiled flooring. Exposed oak timber beams. Proceed through to:



Utility Room

Space for refrigerator and washing machine. Terracotta tiled flooring. Recessed ceiling spotlighting. Timber framed door with glazed insert panels providing direct access to the rear of the property where a storage area can be found. From the dining room, timber framed door to:

Sitting Room

Recessed fireplace with stone surround and hearth with open fire. Exposed oak timber beams. Secondary glazed window to the side elevation. Bay window to the front elevation with a far reaching view of the iconic Burford High Street and hills beyond. From the dining room, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to cupboard housing the electric central heating boiler. Access to loft roof space. Timber framed door to:

Bedroom 4

Built-in wardrobe. Secondary glazed window to the side elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback. Panelled bath with shower extension. Chrome heated towel rail. Part tiled walls. Timber flooring. Timber framed door to airing cupboard housing the hot water tank. Secondary glazed window with timber shutters to the side elevation. From the first floor landing, timber framed door to:

Bedroom 3

Built-in wardrobe. Wash hand basin with tiled splashback. Exposed oak timber beams. Secondary glazed sash windows with timber shutters to the front elevation. From the first floor landing, timber framed door to:

Bedroom 2

Recessed fireplace with cast iron surround. Built-in wardrobe. Exposed oak timber beam. Secondary glazed sash windows with timber shutters to the front elevation. Secondary glazed window to the rear elevation. Stairs with rope handrail rise to the second floor to:

Master Bedroom

Vaulted ceiling with timber beams. Secondary glazed dormer window to the front elevation. Timber framed door to:

Ensuite

Low level WC with standard cistern, wash hand basin with tiled splashback. Walk-in shower cubicle with overhead shower. Tiled flooring.

SERVICES

Mains electricity, water and drainage. Electric central heating.

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



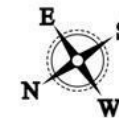


Approximate Gross Internal Area

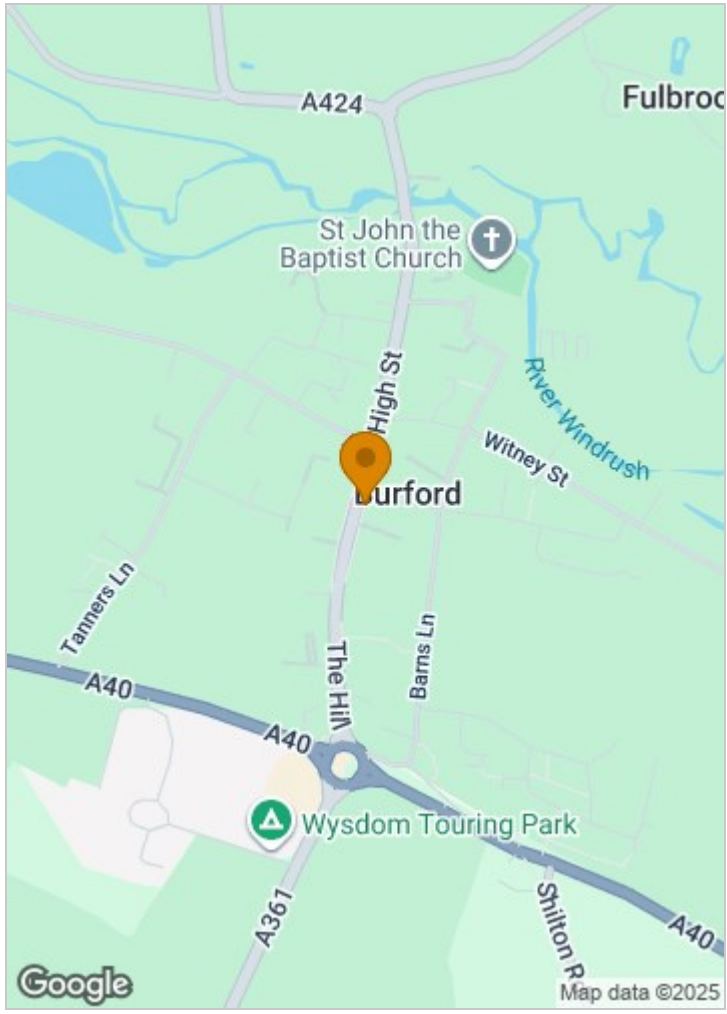
163.6 m² ... 1760 ft²

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.