established 200 years

Tayler & Fletcher

29A Lower High Street, Burford OX18 4RN

£1,250 Per Month

Available Mid October 2026 - Unfurnished

Charming Grade II Listed one bedroom duplex apartment situated close to all local amenities right in the heart of Burford. The property comprises an open plan kitchen - living space with access to an east facing terrace offering views of the church on the first floor. There is a shower room and double bedroom on the second floor.

Deposit £1,442

taylerandfletcher.co.uk

DIRECTIONS
From the Burford office of Tayler & Fletcher, proceed down the High Street, across Church Lane and number 29A Lower High Street is on the right hand side.

LOCATION
Burford is a historic medieval market town in the heart of the Cotswolds, situated on the Gloucestershire /Oxfordshire borders it is best known as the Gateway To The Cotswolds.

Burford offers a range of shopping facilities, parish church , doctors surgery and a number of public houses, restaurants and cafes.

Nearby, Jeremy Clarksons Farmers Dog Pub and Diddly Squat Farm Shop.

Daylesford Spa and Farm Shop also nearby with Estelle Manor Spa a 10 min drive.

The town nestles within the Windrush Valley surrounded by open countryside.

Easy access to Oxford and Cheltenham with good road and train connections to London via the A40/M40 and a train service from Charlbury into Paddington London ort Oxford into Marylebone Station

DESCRIPTION
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ENTRANCE HALL
Yellow timber framed front door with glazed insert panels leading to entrance hallway with stairs rising to:

KITCHEN - LIVING SPACE
Modern fitted storage units to the wall and base level with oak timber work surfaces. Franke sink unit with mixer tap. Single electric oven and grill with extractor above, refrigerator and dishwasher.

Utility space housing washing machine and tumble dryer with access to storage cupboard housing the hot water tank and Potterton electric boiler. Exposed oak timber beams. Exposed stone walls. Timber flooring. Recessed ceiling spotlighting.

Window seat with secondary glazed windows overlooking the front elevation. Door with glazed insert panels to the private east facing terrace.

SECOND FLOOR LANDING
Exposed stone walls and access to storage.

SHOWER ROOM
Low level WC with standard cistern, wash hand basin with cupboard below. Shower cubicle with wall mounted shower attachment. Chrome heated towel rail. Partly tiled walls. Tiled flooring. Ceiling spotlighting. Single glazed window to the rear elevation.

DOUBLE BEDROOM

Exposed oak timber beams. Ceiling spotlighting. Timber doors to eaves storage cupboards. Single glazed window to the rear elevation.

OUTSIDE

East facing terrace with views of Burford church. The terrace has timber decking and is bordered by stone walling and timber trellis fencing.

RENT

£1,350 per calendar month excludes, electricity, water, council tax and telephone charges.

SERVICES

Mains Electricity, Water and drainage. Electric central heating. Broadband installation type may be available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

HOLDING DEPOSIT

A holding deposit of one weeks' rent £311.00 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first months' rent.

PLEASE NOTE:

The Holding Deposit will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, or fails a Right-to-Rent check or fails on referencing affordability, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed).

SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1,557.00 as a Deposit which shall be held by the Agent as Stakeholder

with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

LOCAL AUTHORITY & COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon OX28 1PB
Council Tax Band B Council Tax Payable 2026-2027 £2028.20

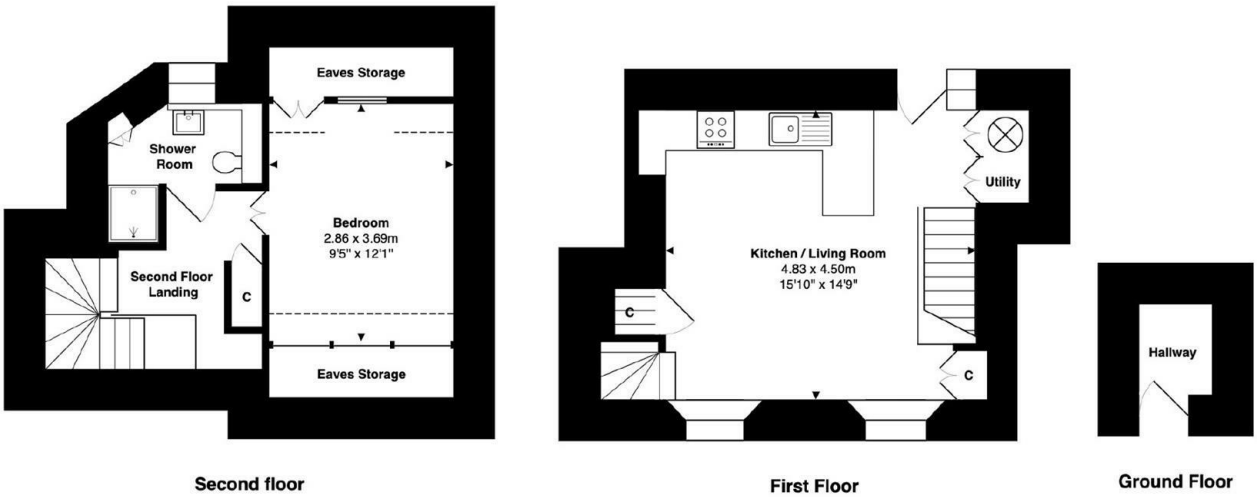
RESTRICTIONS

Non smokers only

AGENTS NOTE

The deposit is payable at the commencement of the Tenancy. This will be deposited on the Tenant's behalf into a Client Monies Account with Lloyds Bank at Moreton-in-Marsh and will be refunded at the termination of the Tenancy, upon production by the Tenant to the Landlords Agents proof of payment of all final service accounts, Council Tax charges etc.
The Agents reserve the right to deduct these charges in respect of outstanding accounts or any dilapidations etc.
Photographs taken in 2023. Tayler & Fletcher will NOT be managing this property.

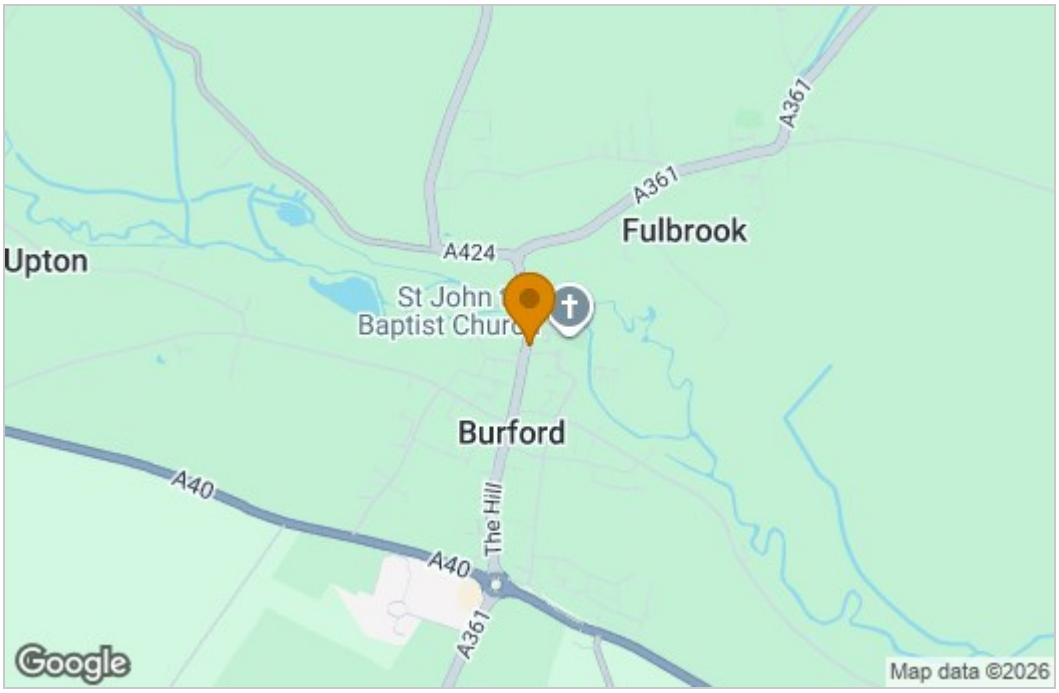
Floor Plan



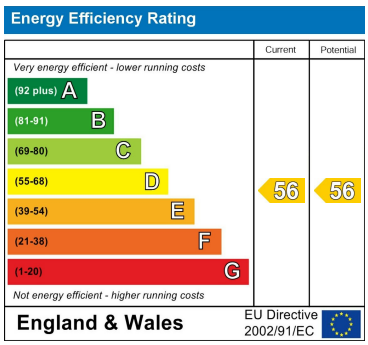
Approx. Gross Internal Area: 54.3 m² ... 585 ft²

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

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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