established 200 years

Tayler & Fletcher









21A Sheep Street, Burford OX18 4LH

£1,650 Per Month

AVAILABLE NOW

Charming second floor flat is situated within Greyhounds, a house built for a wool merchant in the 15th century in Sheep Street, just off Burford High Street in the heart of Cotswolds. The period flat comprises of one double bedroom with en-suite and a twin room with separate shower room, large living space and includes the use of the beautifully landscaped gardens to the rear and one dedicated parking space.

Deposit £1,903

DESCRIPTION

Charming second floor flat is situated within Greyhounds, a house built for a wool merchant in the 15th century in Sheep Street, just off Burford High Street in the heart of Cotswolds.

The period apartment comprises of one double bedroom with en-suite and one twin bedroom with separate shower rooms, large living space with the added benefit of the use of the beautifully landscaped gardens to the rear. The rental includes one dedicated parking space.

Entering through the large gates of Greyhounds, into the flagstone floor of the communal hallway which provides access to the front door of the main house. Beyond are the steps leading up to the stunning one acre landscaped garden shared with other residents and guests of Greyhounds. From the communal hallway a green front door allows access to the apartment on the first floor.

LOCATION

Burford is a historic medieval market town in the heart of the Cotswolds, situated on the Gloucestershire /Oxfordshire borders it is known as the Gateway To The Cotswolds. Burford offers a range of shopping facilities, local schools, parish church , doctors surgery and a number of public houses, restaurants and cafes.
The town nestles within the Windrush Valley surrounded by open countryside yet is within 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.



DIRECTIONS

From the A40 Burford roundabout, proceed down in to Burford town, take the first turning on left into Sheep Street and Greyhounds is on the left hand side .



THE FLAT

Upon entering the flat, the hallway leads to a twin bedroom on the left with a separate shower room. A double bedroom, with bed included and with en-suite in located at the end of the hallway.

The hallway leads to the open plan living space, with character features of oak beams and modern kitchen with integrated white goods, including dishwasher, washing machine, fridge and freezer Large sash windows giving fabulous views over Sheep Street and beyond.



OUTSIDE

The tenant has the benefit of the use of the rambling one acre landscaped gardens and access to a dedicated parking space.



SERVICES
Mains electricity, .
Electric Heating
Water and drainage is supplied to the flat by the landlord and is included in the rent.



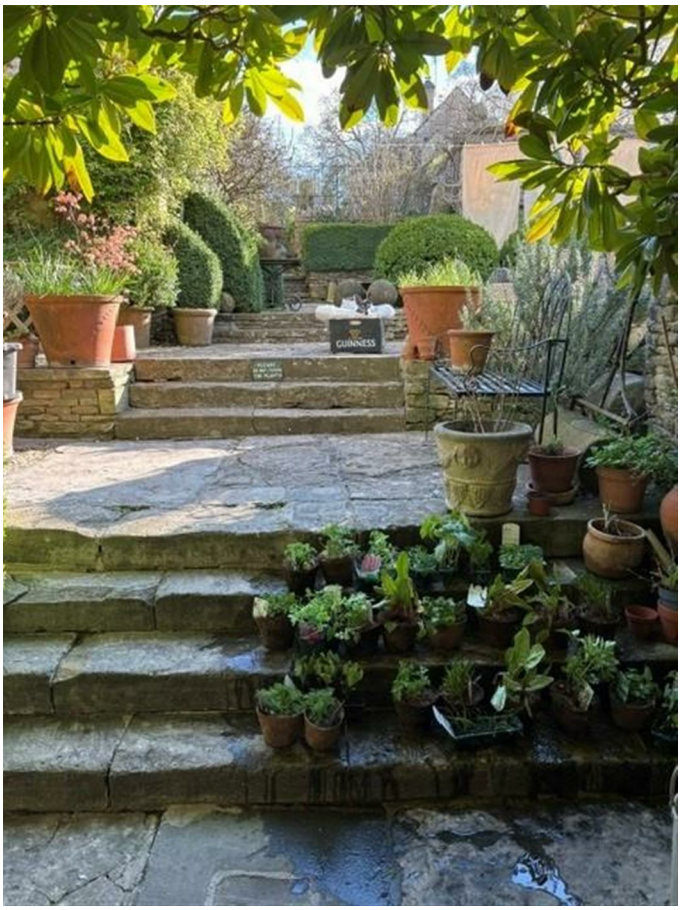
COUNCIL TAX & LOCAL AUTHORITY
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000
Band B Rate £2028.20 payable for 2026/2027

HOLDING DEPOSIT
A holding deposit of one week's rent (£450.00) is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, 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).

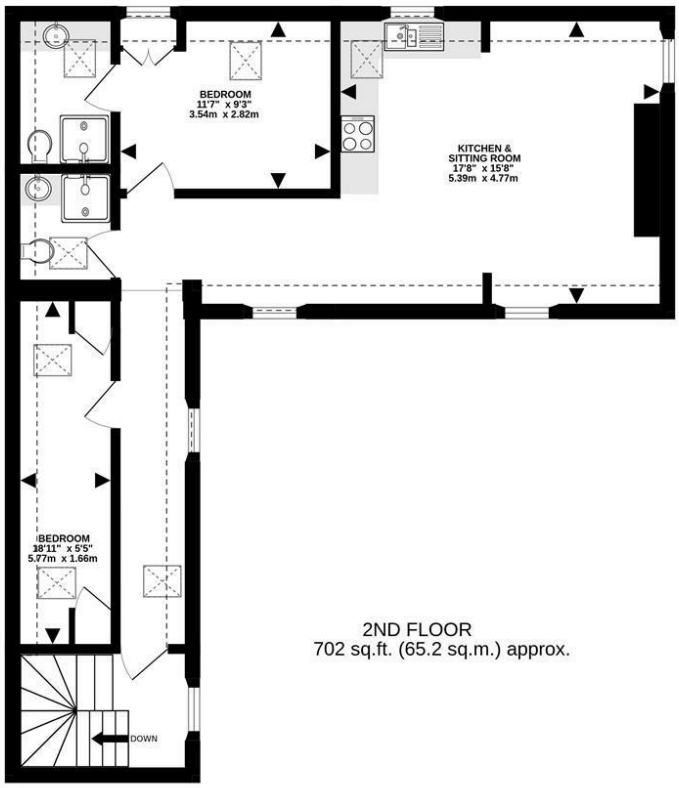
SECURITY DEPOSIT
The Tenant/s upon the signing of an Assured Periodic Tenancy Agreement, shall pay the Agent £2250.00 as a Security Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of 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.

EPC RATING
EPC rating D

AGENTS NOTES
Please note Tayler & Fletcher will not be managing this property.
Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.



Floor Plan

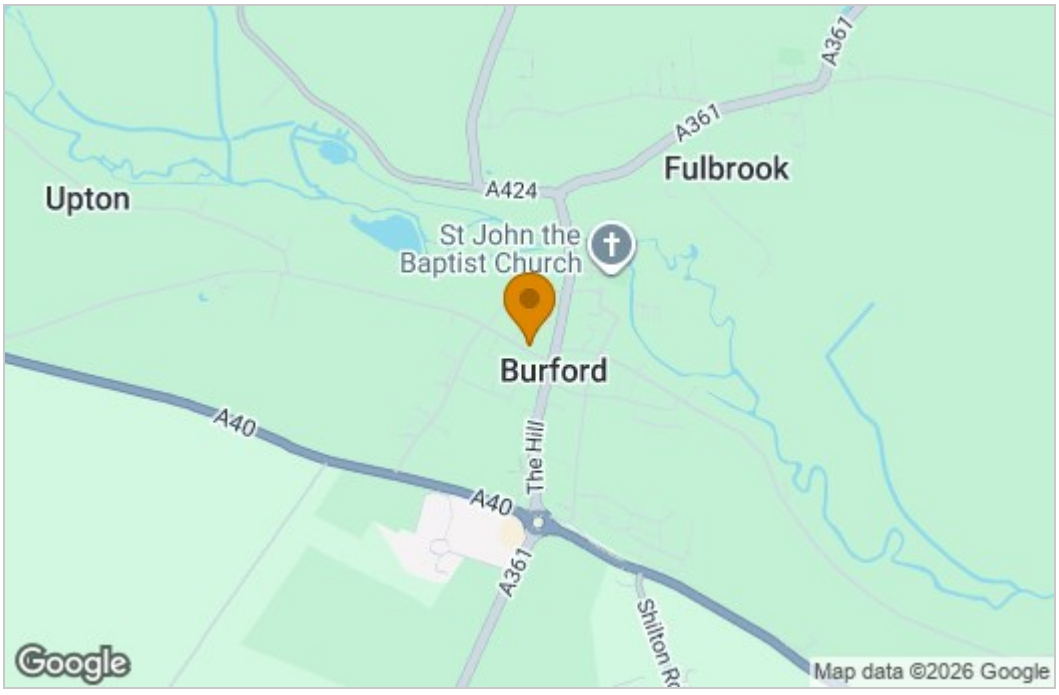


FLAT 2 (2ND FLR) GREYHOUNDS, 19-23 SHEEP STREET, BURFORD

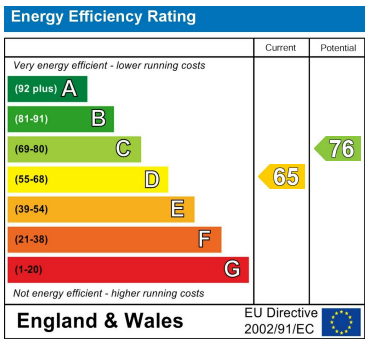
TOTAL FLOOR AREA : 702sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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