

established 200 years

# Tayler & Fletcher



**Signett Hill Farmhouse, Signet Hill, Burford OX18 4JE**

**£5,500 PCM**

*AVAILABLE FROM MAY UNFURNISHED.*

*A detached 6 bedroom Cotswold Stone farmhouse one mile south of Burford.*

*The accommodation is arranged over two floors plus a wine cellar and includes well proportioned reception rooms and 3 principal bedrooms and 3 further bedrooms. Outbuildings, garage, car port and heated outdoor swimming pool.*

**Deposit £6,346**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## LOCATION

The farmhouse is located in a small and peaceful hamlet a mile south of Burford, with far reaching views over adjoining countryside. A short distance from the historic Cotswold market town of Burford situated on the borders of Oxfordshire and Gloucestershire. Easy access to A40 Oxford and London.

Burford facilities include GP Surgeries, award winning restaurants, public houses, range of shops and a supermarket.

Within the catchment area for Burford School, a non-selective secondary school. Other independent schools nearby include Hatherop Castle & St Hughes Prep schools, and independent colleges in Cheltenham, Ladies College and Cheltenham College, Dean Close with Radley College in Abingdon.

Daylesford Farm Shop, including the new and exclusive 'The Club by Bamford' is 9 miles away. The Members' Club, Soho Farmhouse, is about 14 miles away and Estelle Manor, near Witney is a country house hotel and private members' club with 4 restaurants, a spa & 25-metre pool only 20 min drive.

Mainline stations at Oxford Parkway 18 miles (circa 60 minutes in to Marylebone) and Charlbury 10 miles (Paddington 1hr 20mins)

## DESCRIPTION

A substantial detached Victorian Cotswold Stone farmhouse occupying a fine rural position on the edge of Signett Hill with superb southerly views out over the adjoining Cotswold countryside and all just a mile from the historic medieval town of Burford.

Recently refurbished, the farmhouse is constructed of Cotswold stone elevations with cut stone quoins and lintels under a slate roof and enjoys a lovely outlook over its own private gardens and grounds to the adjoining countryside.

There are three formal reception rooms together with the farmhouse kitchen and cellar, plus further domestic offices and outbuildings together with six bedrooms, three substantial formal bedrooms and three further smaller bedrooms and two bathrooms.

The farmhouse has an in and out gravel driveway with car port and garage.

The gardens are mostly laid to lawns and a few matures flower borders, with an area for a kitchen garden .

The heated outdoor swimming pool is located within a secure area to the rear of the property.



## DIRECTIONS

From Burford office of Tayler & Fletcher, go south up the High Street to Burford roundabout, take last exit signposted A40 towards Cheltenham. Drive past the school on your left hand side, take the next left turning signposted Westwell - Single Track Road. After half a mile, you will come upon some mown verges, the house is the last property on the left hand side.

What3Words:

///immunity.embellish.furnish

## Approach

Gabled entrance porch with a pair of solid timber doors and casements to either side to part-glazed and panelled front door.



## Entrance Hall

With parquet flooring and timber balustrade and hand rail with staircase rising to the first floor and painted timber doors to the principal reception rooms.

## Drawing Room

With wide cut stone fire surround and open fireplace, with sash windows to front and side elevations with shutters and timber flooring.



### Sitting Room

With sash windows with shutters to side and rear elevations and stone fireplace fitted with a Jetmaster fire and timber flooring.



### Cloakroom

With separate WC, pedestal wash hand basin and casement window overlooking the rear garden.



### Dining Room

With original stone floor throughout, interconnecting door to rear hall, stone open fireplace. Sash window with matching casements to either side, to the front elevation.

### Rear Hall

With stone floor and doors to Laundry Room and Boot Room

### Butlers Pantry

With stone floor, built-in shelving and cupboards and casement window to rear elevation and separate door leading down to the extensive wine cellars.

### Office

With casement window overlooking the rear garden and built-in cupboards. Carpet flooring.

### Kitchen

With quarry tiled floor and fitted kitchen comprising double bowl stainless steel sink unit set in a solid timber top with built-in cupboards below, space and plumbing for dishwasher and oven, range of eye-level cupboards, further matching unit with matching worktop with built-in cupboards and drawers below and eye-level cupboards over.

Recessed ceiling spotlighting, built-in under stairs storage cupboards, separate door out to the rear hall. Staircase to first floor.



### Larder

With slate shelving and separate double glazed timber door

to the rear courtyard.

From the kitchen, a door leads to the backstairs to the first floor.

### **Boot Room**

With continuation of the quarry tiled floor with casements to the rear elevation and solid timber door through to the freezer room and further

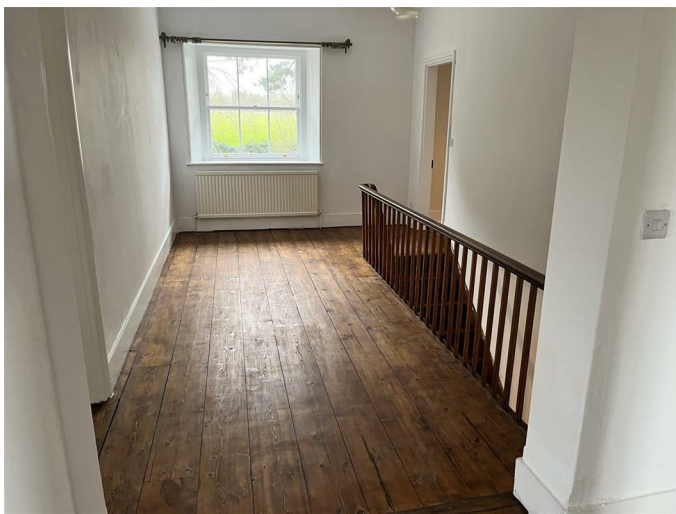
### **Utility Room and separate Gardener's WC**

With space and plumbing for washing machine and wall mounted sink.

From the main hall, stairs with timber balustrade and hand rail rise to the:

### **First Floor Landing**

With sash window to front elevation with wood floors



### **Bedroom 1 Front**

With sash windows to front and side elevations and extensive built-in cupboards, timber flooring.



### **Bedroom 2 Front**

With sash window to front elevation, wall mounted wash hand basin, built-in cupboards and fireplace and timber flooring.



### **Rear Landing**

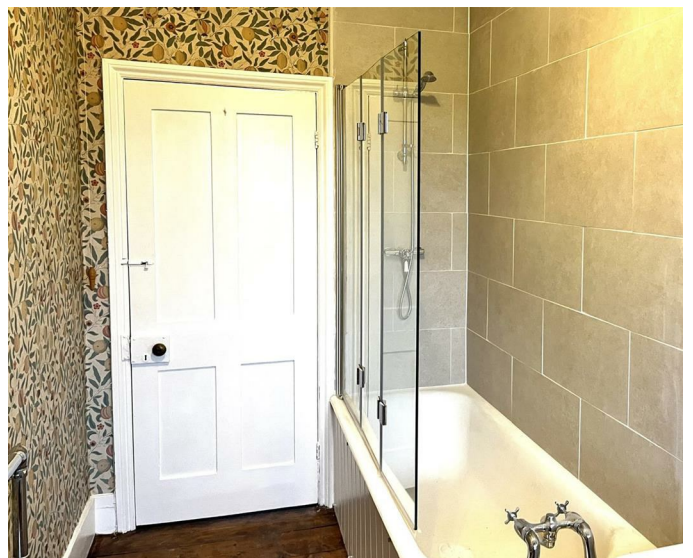
With painted timber door to:

### **Bedroom 3 Rear**

With double aspect with sash windows to side and rear elevations, wash hand basin to one corner and built-in airing cupboard and timber flooring.

### **Bathroom**

Family bathroom with bath and shower, oval inset wash hand basin and low-level WC with timber seat and heated towel and sash window overlooking the rear garden. Timber flooring.



### **Bedroom 4 Rear**

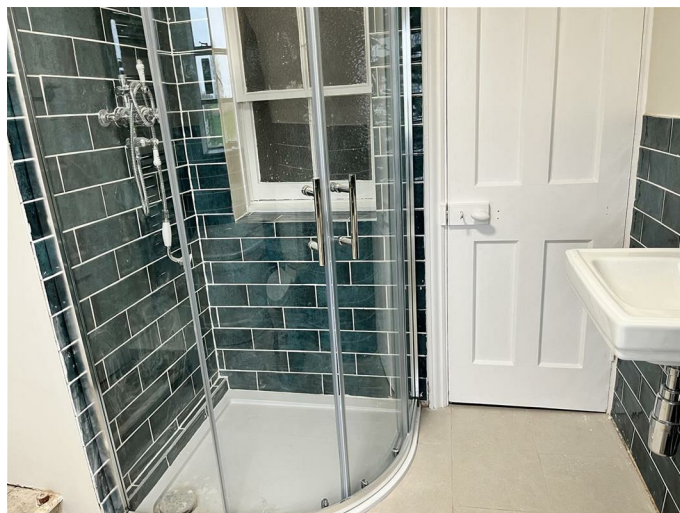
With pedestal wash hand basin and sash window to rear elevation, with timber flooring.

### Bedroom 5 Rear

With sash window to rear elevation, extensive built-in cupboards and interconnecting painted timber door to Jack and Jill bathroom. Timber flooring.

### Bathroom 2

Jack and Jill with bedroom 5 & 6. With panelled bath with chrome mixer tap, new corner shower. White wash hand basin and low-level WC, casement window overlooking the rear of the property and heated towel rail. Porcelain tile flooring.



### Bedroom 6 Rear

With sash window to rear elevation, fireplace with stone surround and interconnecting door to Jack and Jill bathroom. Timber flooring.

From the rear landing, the back stairs lead back down to the kitchen.

### OUTSIDE

The farmhouse is set within 1.36 acres of private gardens and grounds principally laid to lawn, with mature trees to the side and enjoying a fine outlook to the south. There is an in and out gravelled driveway sweeping past the house providing ample parking, together with a two bay car port to the side and a single garage/store.

Set to the rear of the house are various outbuildings and stores. Set to the North East corner is a secure but simple swimming pool compound with pool and pool equipment.



### SERVICES

Mains electricity connected. Oil-fired central heating. Mains water supplied over a private shared system. Private drainage system. Telephone subject to British Telecom transfer regulations. Giga Clear is available at this property, for an indication of specific speeds and supply or coverage we recommend Ofcom checker.

### LOCAL AUTHORITY

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB (Tel: 01993 861000) [www.westoxon.gov.uk](http://www.westoxon.gov.uk)

### COUNCIL TAX

Council Tax band E. Rate Payable for 2026/ 2027: 2,991.33

### RESTRICTIONS

No Smokers.  
Children and pets by negotiation.  
No multiple occupancy sharers.  
Company Let Considered

### RENT

Available on a long-term Assured Shorthold Tenancy or Company Let .  
£5,500 pcm exclusive of all utilities and Council Tax

### VIEWING

Strictly by appointment with the agent only.

### SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £6,346 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.

## **HOLDING DEPOSIT**

A holding deposit of one week's rent £1269 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. NB: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails financial referencing or 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 in writing).

## **AGENT'S NOTE**

Tayler & Fletcher will not be managing this property.

Any 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.

## **DISCLOSURE**

The landlord has an association with the Tayler & Fletcher



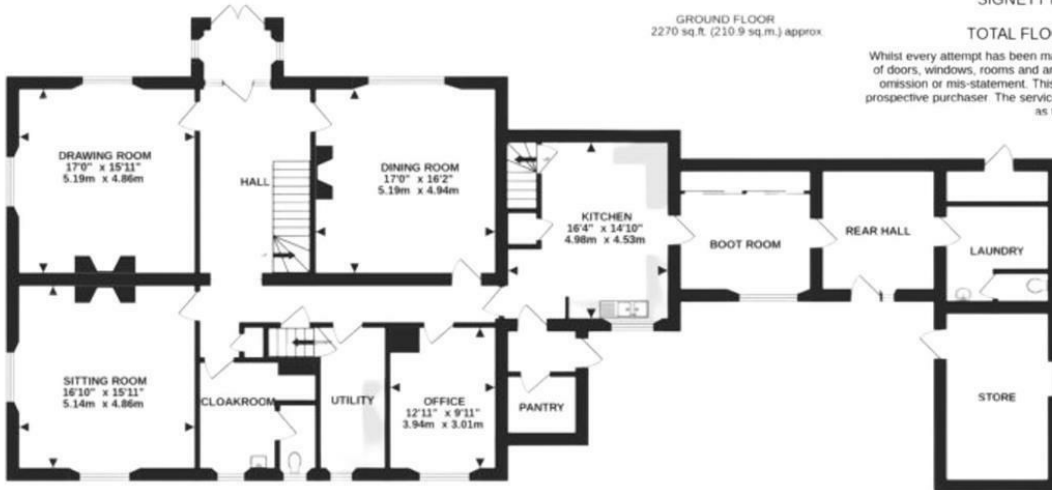
# Floor Plan

SIGNETT FARMHOUSE, SIGNETT HILL, BURFORD

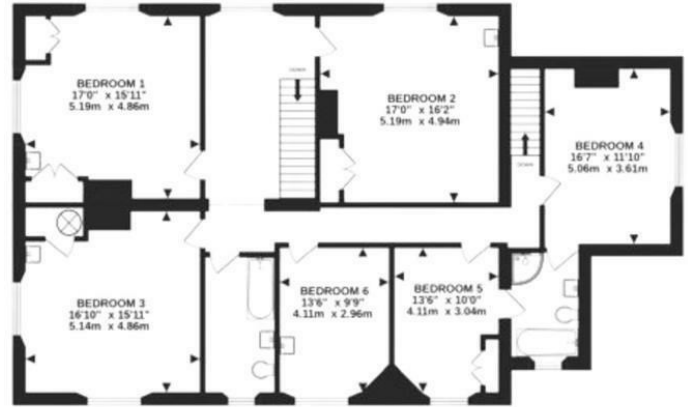
TOTAL FLOOR AREA : 4524 sq.ft. (420.3 sq.m.) approx.

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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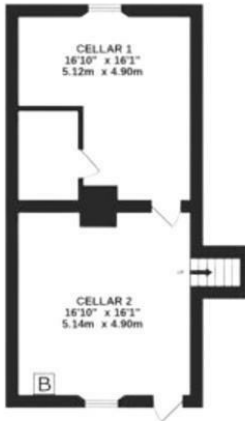
GROUND FLOOR  
2270 sq.ft. (210.9 sq.m.) approx.



1ST FLOOR  
1709 sq.ft. (158.8 sq.m.) approx.



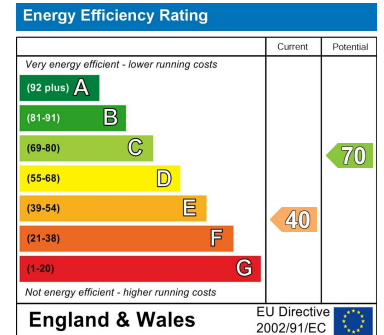
BASEMENT  
545 sq.ft. (50.6 sq.m.) approx.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.