

BARLEY LANE
SHILTON ROAD
BURFORD OX18 4PE

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Barley Lane, Shilton Road

Burford OX18 4PE

Barley Lane is a wonderful family home enjoying a superb location on the edge of Burford. This individual, attractive property is approached via a bridleway, and fabulous, far-reaching views stretch across miles of rolling countryside. The accommodation offers 3,980 sq ft of living space with grounds extending to approx. 3.75 acres and the current owners have had plans drawn to add two further bedrooms, two bathrooms and a large reception room. The living area is set across two floors and includes a welcoming entrance hall filled with natural light, a triple aspect Aga kitchen/dining room offering superb family/entertaining space, and light filled sitting room with fireplace. Delightful views can be enjoyed through the bay window in the study which also has a fireplace. Three spacious double bedrooms, two with ensuite and a house bathroom sit on the first floor.

Externally, there is extensive garaging/outbuilding storage and ample parking for numerous vehicles. The truly beautiful location complements Barley Lane perfectly and the opportunity for multi-generational living, Bed and Breakfast or AirBnB are all there to be explored.

£1,650,000

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 2

 3



3.75 ACRES







Council Tax:
Band F - £2,908

Parking
Ample garaging and parking space

Local Authority
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - Higher running costs			
		72	82
England, Scotland & Wales			

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“Agent's comment”

Without doubt a splendid property with exceptional features where a viewing is essential to fully appreciate the fabulous house, gardens and views.

Located on the edge of Burford which is often known as the gateway to the Cotswolds, Burford has both primary and secondary schools, a range of shops and restaurants. More extensive shopping facilities are available in Witney or Oxford with the A40 providing access to Cheltenham/Oxford and London. The main line railway station to London Paddington is in Charlbury approximately 8 miles distant.



Approximate Gross Internal Area = 430.3 sq m / 4629 sq ft





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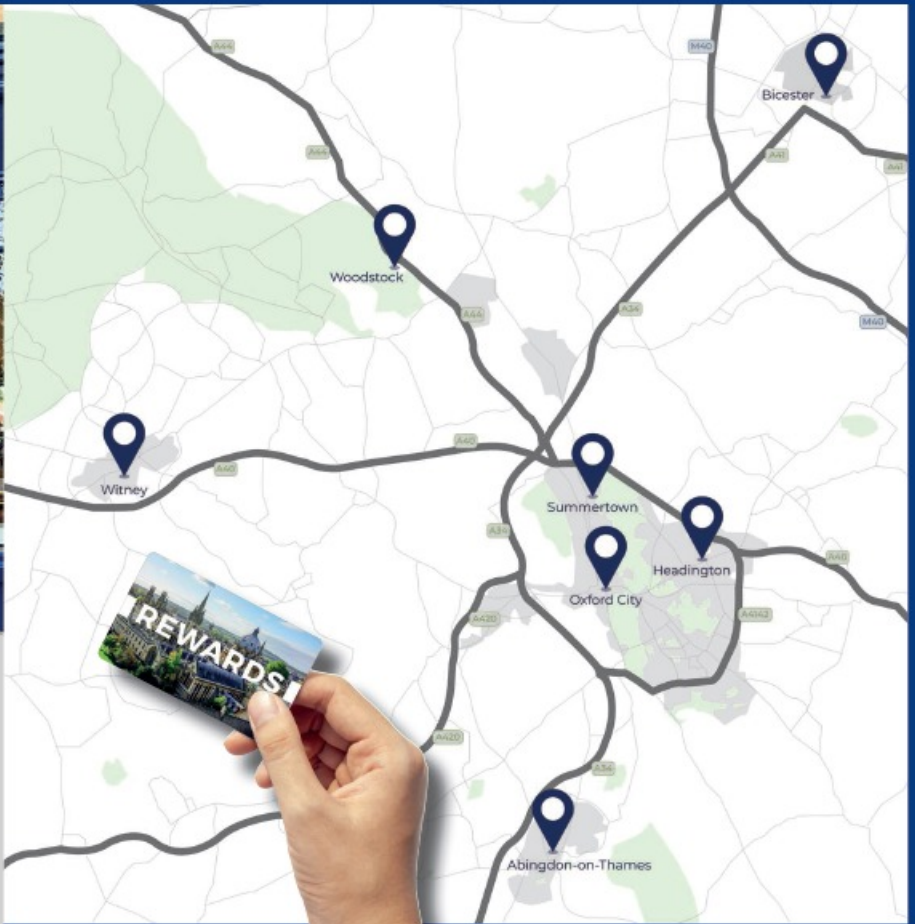
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