A quintessential Grade II Listed Cotswold cottage in the heart of Burford tucked away in the picturesque lane illustrated in LS Lowry's painting of Burford Church

Charlbury (Railway Station- London Paddington) 9 miles, Oxford 19 miles, Witney 7 miles, Cheltenham 22 miles

Sitting/dining room, kitchen, 3½ bedrooms, second floor sitting room/bedroom 4, bathroom. Courtyard garden

DESCRIPTION
Located in the picturesque lane illustrated in LS Lowry’s painting of Burford Church, 2 Lawrence Lane is a charming Grade II Listed property in an excellent position just off the High Street and a few minutes’ walk from the River Windrush and lovely walks. Believed to date from the late 16th/early 17th century with later additions, this delightful property has an enormous amount of charm and character throughout with many period features including exposed beams, stone mullioned windows and of particular note is the large Tudor fireplace in the welcoming sitting room. The property also enjoys a courtyard garden which provides views of the historic church.

Arranged over three floors, the accommodation comprises a welcoming sitting/dining room with window seat and large stone Tudor fireplace with wood burning stove, and a fitted kitchen with access to the garden at the rear of the house. The first floor provides a double bedroom, 2 single bedrooms, which could possibly be knocked into one subject to the necessary consents, and the family bathroom. The double bedroom at the rear of the house has the benefit of enjoying a lovely view of the nearby church. Occupying the second floor is a further bedroom with storage room and attic room off. This floor provides the flexibility for a number of uses including a sitting room and also has the potential to create an en-suite to provide a charming master bedroom.

The garden is accessed via a shared pathway from the rear of the cottage and also via a pedestrian gate in Lawrence Lane. There is a right of way for the two neighbouring cottages to use the pedestrian gate and pathway. The courtyard garden belonging to No. 2 enjoys views of the Church and provides a lovely setting for al-fresco dining. Within the garden is a shed providing storage.

SITUATION
Burford is a picturesque small Cotswold market town with many historical connections. Situated on the Oxfordshire/Gloucestershire border and known as the Gateway to the Cotswolds, it offers a range of shopping facilities, local schools, a fine parish Church and a number of public houses. High Street chains have yet to make a significant impression on Burford, which adds to its uniqueness and helps make it an enduring place to live, work and visit. The town nestles in the Windrush Valley surrounded by beautiful countryside yet is within easy reach of Oxford and Cheltenham, both of which provide the main cultural and shopping facilities for the area. There are good road communications to London via the A40/ M40 and a train service from Charlbury to London Paddington.

SERVICES
Mains electricity, water and drainage are connected. Electric storage radiators.

DIRECTIONS
From the A40 proceed into Burford and continue down the High Street, take the right hand turn just before the bridge into Lawrence Lane. The property is the second on the left.

FIXTURES & FITTINGS
Certain items may be available by separate negotiation with Penny & Sinclair.

VIEWING ARRANGEMENTS
Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, please do contact Penny & Sinclair to discuss questions that you have about the house with a member of staff who has seen the property.

TENURE & POSSESSION
The property is freehold and offers vacant possession on completion.

LOCAL AUTHORITY
West Oxfordshire District Council
01993 702941
IMPORTANT NOTICE

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