PLUM TREE COTTAGE
WITNEY STREET • BURFORD • OXFORDSHIRE • OX18 4SN
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A beautifully presented Grade II Listed period
cottage with mature south/west facing garden in
the heart of picturesque Burford

Entrance lobby • sitting/dining room • kitchen • cloakroom

3 double bedrooms • 2 en-suite bathrooms

landscaped garden • exterior store & WC

Charbury (Railway Station - London Paddington) 9 miles
Oxford 19 miles • Witney 7 miles • Cheltenham 22 miles
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.

Description
Conveniently situated within walking distance of the Burford High Street, Plum Tree Cottage is a beautifully presented Grade II listed terraced period cottage with mature south/west facing walled garden to the rear. The accommodation, which has been extensively and tastefully renovated, has an enormous amount of character and is beautifully presented throughout.

The entrance lobby opens to a charming open plan sitting and dining room with fireplace with wood burning stove, exposed timbers and window seat. Leading off the dining area is the fitted kitchen with beech work surfaces, painted base and wall cupboards, with a door giving access to the rear garden.

At first floor level are two double bedrooms, both charming rooms, one with a corner fireplace and window seat and the other with a well-appointed en-suite bathroom. The third double bedroom with en-suite is arranged on the second floor.

Outside
To rear of the house is the attractive landscaped garden with stoned terraces on two levels, well stocked flower borders and a small lawn all enclosed by Cotswold stone walling.

Directions
From the A40 proceed into Burford and continue down the High Street, take the right hand turn just before the bridge into Church Lane. After passing the Church on your left, follow the road around passing the car park on your left and turn right into Witney Street. Plum Tree Cottage will be found on the left hand side. On foot, Witney Street will be found halfway down the High Street on your right.

Tenure and Possession
The property is freehold and offers vacant possession on completion.

Services
Mains electricity, drainage and water. Electric heating.

Council Tax and Local Authority
Band F - West Oxfordshire District Council - 01993 702941
Approximate Gross Internal Area = 119 sq m / 1280 sq ft
WC = 2 sq m / 21 sq ft
Total = 121 sq m / 1301 sq ft

Ground Floor
- Reception Room: 6.08 x 5.64 (19'11" x 18'6")
- Kitchen: 3.09 x 2.76 (10'2" x 9'1")

First Floor
- Bedroom: 3.89 x 2.92 (12'9" x 9'7")
- Bedroom: 5.60 x 3.03 (18'4" x 9'11")

Second Floor
- Bedroom: 3.84 x 3.72 (12'7" x 12'2")

Viewing Arrangements
Strictly by appointment with Penny & Sinclair.

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