



## HANOVER HOUSE

BURFORD

OXFORDSHIRE

# Hanover House

Sheep Street, Burford, Oxfordshire

A delightful townhouse situated a short distance from the bustle of the High Street with excellent accommodation offering the potential to reconfigure and remodel.

Hanover House is an elegant, three storey property situated on the south side of the highly sought after Sheep Street. The property is Grade II Listed and boasts a wealth of period features which enhance the wonderfully homely feeling. The accommodation, arranged over three floors, is both well-balanced and flexible.

Double doors from the street open into a small internal porch, which in turn leads into the ground floor sitting room. Originally two rooms, it now spans the width of the property and has large windows overlooking Sheep Street, a fireplace with woodburning stove, and alcoves either side. There is a utility room to the rear, and a hallway leads through to the dining room. A cellar is accessed from the hall. The dining room has a feature fireplace, tiled floor, wood panelling and exposed beams. The well-appointed kitchen/breakfast room is found to the rear of the property and overlooks the courtyard garden. As well as many fitted appliances, Belfast sink and tiled floor, there is a very useful larder.

The first floor of the property comprises a large master bedroom to the front. Again, formerly two rooms, it too spans the width of the property and has built-in wardrobes. The master bedroom, and a second, single bedroom are served by a re-fitted bathroom. To the rear of the first floor is a large, formal drawing room which has a wooden terrace and overlooks the garden. There is also an ante-room/study.

The second floor comprises two further bedrooms and a bathroom.

It is evident that over the years the internal configuration of the house has been greatly altered, and, with the relevant consents, could again be remodelled.

The rear courtyard garden is enclosed by Cotswold stone walls and has access to the street through a solid wooden door onto a passageway to Sheep Street and a wrought iron gate. The passageway and gate are shared with the neighbouring house.





There is parking in Sheep Street and a garage, a short distance away in Pether's Piece, could be available by separate negotiation.

- Entrance Hall
- Sitting Room
- Inner Hall
- Dining room
- Kitchen/breakfast room with larder
- Cellar
- Cloakroom/Utility
- Formal Drawing room
- Study/Library
- 4 Bedrooms
- 2 Bath/Shower rooms
- Inner Courtyard
- Rear Courtyard

#### SITUATION

Charlbury Station 8 miles (London, Paddington 70 minutes), Stow on the Wold 10 miles, Cirencester 17 miles, Oxford 20 miles. (All mileages approximate).

Burford is a notable small medieval town. The first certain reference to Burford is in the Doomsday Book in 1086 when Burford was a simple agricultural village. Its wealth came initially from the wool trade but later involved the cloth trade and the making of leather goods.

Burford, renowned as "the Gateway to the Cotswolds", is surrounded by the Cotswold Hills, with the River Windrush meandering through the valley. Burford is within the Cotswold Area of Outstanding Natural Beauty and the Burford Conservation Area. The town offers a wide range of everyday shopping facilities, including a butcher, newsagent, post office, baker, general store, as well as two banks. In addition, there are boutiques, restaurants, famous coaching inns, public houses, antique shops and primary and secondary schools in the town and surrounding villages. Other historic larger centres such as Oxford, Cheltenham, Stratford-upon-Avon and Warwick are within driving distance and provide more extensive amenities and facilities. Road communications are good with access to the A40 connecting to the M40 to London, and the M5 to the west. Rail stations at Oxford (Didcot) and Charlbury provide a regular service to London Paddington taking approximately 55 and 70 minutes respectively.

#### AMENITIES

Cotswold Wildlife Park, Burford. Golf at Burford, Wychwood and Naunton Downs. Racing at Cheltenham, Newbury and Stratford-upon-Avon. Theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon.

#### SERVICES

Mains water, electricity and drainage. Oil fired central heating. Telephone (subject to BT regulations) Broadband available in Burford. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

#### FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, mirrors and garden ornaments are excluded. Some may be available by separate negotiation if required.

#### LOCAL AUTHORITY

West Oxfordshire District Council, Wood Green, Witney, Oxfordshire OX28 1NB

T (01993) 702941 [www.westoxon.gov.uk](http://www.westoxon.gov.uk)

#### POSTCODE

OX18 4LS

#### COUNCIL TAX BAND: H

#### VIEWING

Please telephone Butler Sherborn, Burford Office

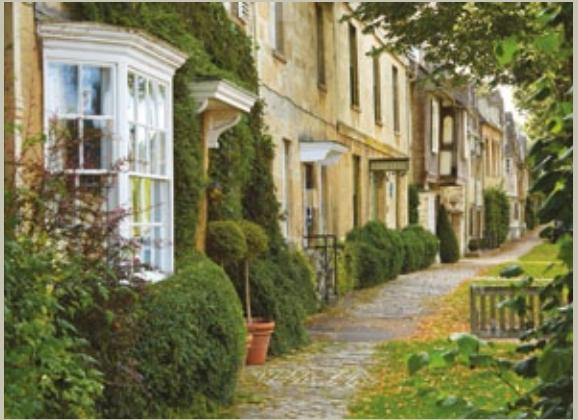
T 01993 822325 or The London Office

T 0207 839 0888.

E [angus@butlersherborn.co.uk](mailto:angus@butlersherborn.co.uk)

#### DIRECTIONS

Heading up the Hill towards the roundabout, turn right into Sheep Street by The Tolsey market house. Hanover House is on the left hand side.



## Hanover House, Sheep Street, Burford, OX18 4LS

Approximate Gross Internal Area = 303.3 sq m / 3265 sq ft

Cellar = 12.0 sq m / 129 sq ft

Total = 315.3 sq m / 3394 sq ft



 **Butler Sherborn**  
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