



2 WHITE HORSE MEWS  
141A THE HILL, BURFORD, OXFORDSHIRE

# 2 WHITE HORSE MEWS

A pretty period cottage in a quiet location just off Burford Hill, with garden and parking, within walking distance to the shops

## ACCOMMODATION

- Entrance Hall
- Sitting Room
- Kitchen/dining room
- Cloakroom
- 2 bedrooms
- Bathroom
- Courtyard Parking for 2 cars
- Fully enclosed garden.

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



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2 White Horse Mews, 141a The Hill is in a quiet position about half way up 'The Hill'. The cottage has a vehicular right of way off the High Street leading to the parking area where 2 White Horse Mews has 2 parking spaces. The private, enclosed garden is approached from the courtyard and is laid mainly to lawn surrounded by hedges and well stocked flower borders with a terraced seating area. The cottage is believed to date from the 17th Century when it was part of the White Horse Inn. The ground floor is mostly open plan with a fully fitted kitchen with integrated appliances and space for a washing machine. There is also a Rayburn that can be used for cooking and heating. The dining area and sitting room feature exposed beams and stonework. The windows are traditional sash windows. Upstairs a spacious landing leads to the two bedrooms and bathroom. There is also loft access with fitted ladder. The loft is boarded for storage. The main bedroom has a vaulted ceiling with exposed beams. There is a built-in cupboard and wardrobe. The second bedroom has a Velux window and built in cupboard. There is a storage cupboard in the hall and an airing cupboard on the landing.

## Situation

2 White Horse Mews is situated just off the famous Hill in Burford, within walking distance to the shops. 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. Many of the nearby famous Cotswold towns and villages such as Broadway, Chipping Campden, Stow-on-the-Wold and Bibury lie within driving distance. 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.

## Historical Note

Burford is a notable small medieval town. The first certain reference to Burford is in the Domesday 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. Hill House is understood to have been owned by an important wealthy local figure during the 14th and 15th centuries. It was of significant importance as a Hall House with, it is thought, connections during the 15th Century to the great Earl of Warwick "the King Maker", Lord of the Manor of Burford in the "Wars of the Roses". The stone head corbel to the rear of Hill House is believed to depict the Earl of Warwick.





## Amenities

Cotswold Wildlife Park, Burford. Golf at Burford, Lyneham Heath and Naunton Downs. Racing at Cheltenham, Newbury and Stratford-upon-Avon. Hunting with the Heythrop and VWH. Theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon.

## Outside

There are two parking spaces with the property. The garden is enclosed and mainly laid to lawn surrounded by hedges and well stocked flower borders. There is also a terraced seating area and a timber garden shed.

## Services

Mains drainage, water and electricity. Oil-fired central heating. Telephone and broadband (subject to BT regulations). (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 garden ornaments and statues are specifically excluded. Some may be available by separate negotiation as 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) Council tax band E

## Postcode

OX18 4RE

## Viewing


Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E [felicity@butlersherborn.co.uk](mailto:felicity@butlersherborn.co.uk)

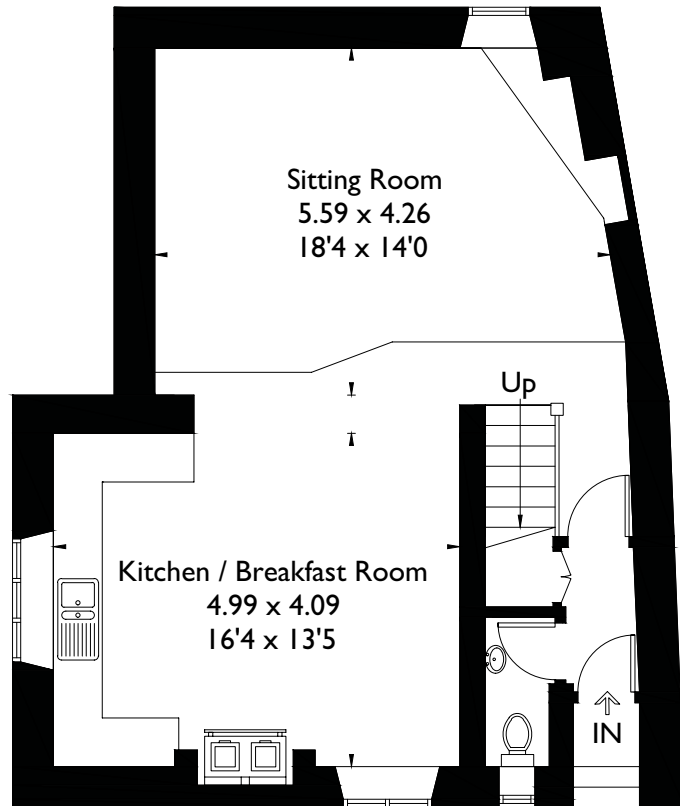
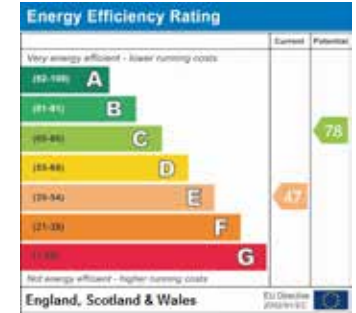
## Directions

From the A40 turn onto the A361 at Burford roundabout heading towards Chipping Norton. Continue down The Hill towards Burford High Street. 2 White Horse Mews, 141a The Hill will be found after about 500 yards on the right hand side, under the stone archway.

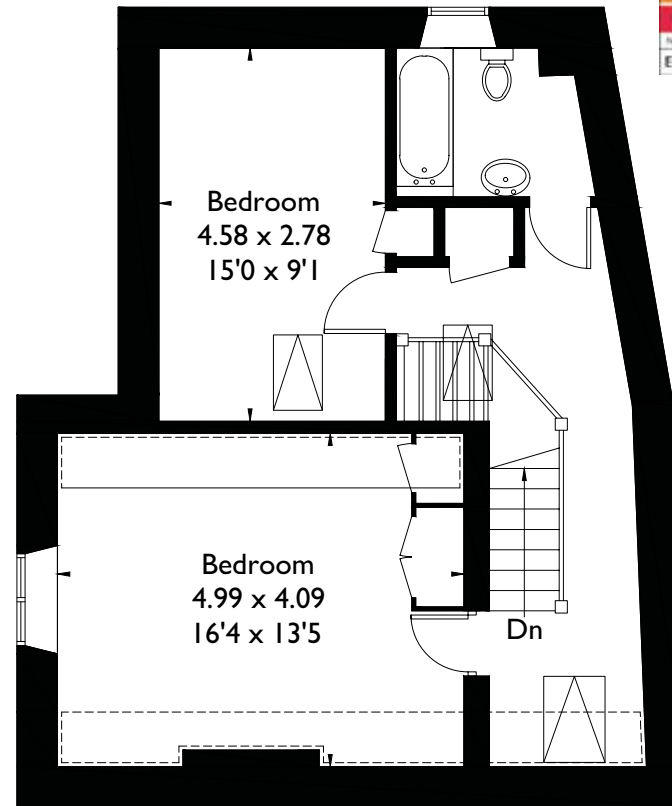


Approximate Gross Internal Area = 109.9 sq m / 1183 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

#### Disclaimer Notice

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Particulars written and photographs taken August 2016