



Mouse's Barn
Signet, Burford

Mouse's Barn

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A pretty two bedroom barn conversion with log-burning stove, double carport and rear garden backing on to open farmland.

Accommodation

Open Plan Sitting/Dining Room/Kitchen • Log-burning stove
Downstairs Cloakroom • 2 Double Bedrooms • Family Bathroom
Gardens to Front and Rear • Double Carport

Location

Burford 1 miles • Charlbury Station 9 miles (London-Paddington 70 minutes) • Cirencester 21 miles • Oxford 20 miles
(All mileages are approximate)

Description

Mouse's Barn, tucked away at the end of a terrace of converted barns, is a pretty two bedroom property with high ceilings and a south-westerly facing garden which backs on to open countryside.

Ideal as main residence, countryside bolt-hole or holiday let, the accommodation is arranged over two floors. On the ground floor, the front door opens into an open plan living area. The living room, with log-burning stove and garden door to the rear, wraps around a central staircase and cloakroom, and opens into a kitchen with dining area.

Upstairs, there are two double bedrooms served by a bathroom.

To the front of the property is a small, secluded gravelled area with lawn, and to the rear, a pretty terraced garden with gravelled area, decking and lawn. The garden is ideal for enjoying the afternoon and evening sun.

The property also benefits from a double carport.

Situation

Mouse's Barn is situated in Signet, a hamlet consisting of approximately 14 properties, a short drive south from Burford. From Signet there are an extensive network of footpaths and bridleways, including a walk to the Rose and Crown Public House in the nearby village of Shilton.

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 and Charlbury provide a regular service to London Paddington.

Amenities

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

Services

Mains electricity and water. Sewerage treatment plant. 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, garden ornaments and statues 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

Tax Band: D

Viewing

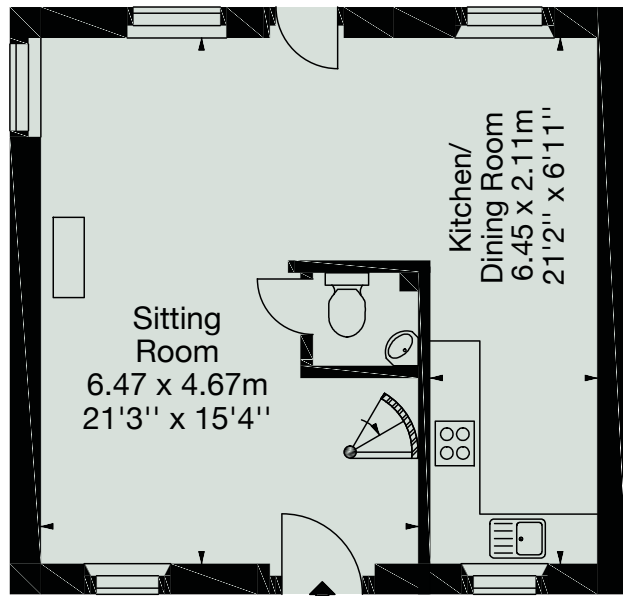
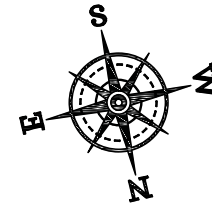
Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888 E vanessa@butlersherborn.co.uk

Directions (OX18 4JQ)

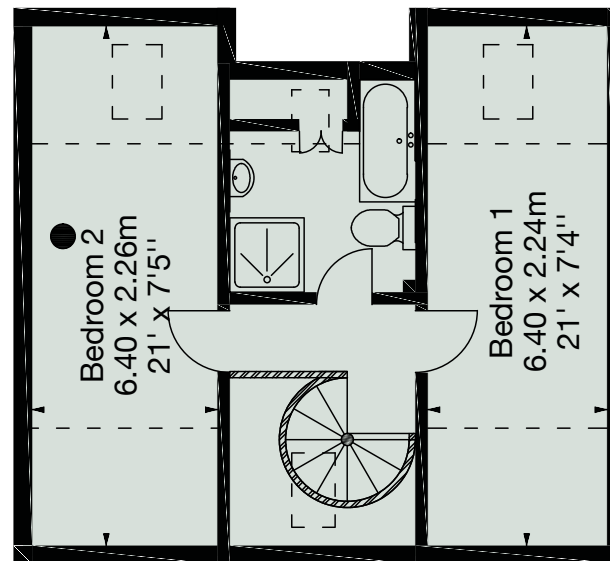
From Burford High Street, proceed up the hill to the roundabout and continue straight over onto the A361 towards Lechlade. After approximately 1 mile, turn right signposted to Signet only and turn immediately left. Proceed along this lane and after the post box turn right into a private gravelled yard. The property will then be found on the right hand end of the building directly ahead of you.



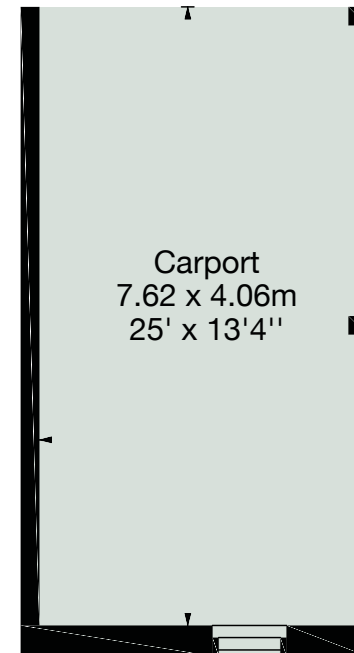
Mouse's Barn,
 Signet,
 Burford,
 Oxon, OX18 4JQ
 Approx. Gross Internal Area
 947 Sq Ft - 88 Sq M
 Carport
 Approx. Gross Internal Area
 331 Sq Ft - 31 Sq M



Ground Floor



First Floor



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