



CHAPMANS PIECE HOUSE, WITNEY STREET, BURFORD







## Chapmans Piece House, Witney Street, Burford OX18 4RX

Offers Over £900,000 Freehold

- Grade II Listed house
- Sitting room
- Dining room
- Kitchen
- Shower room & utility
- Snug/family room
- Four/five bedrooms
- Bathroom
- Shower room
- Garden
- Riverside location
- Courtyard/parking area

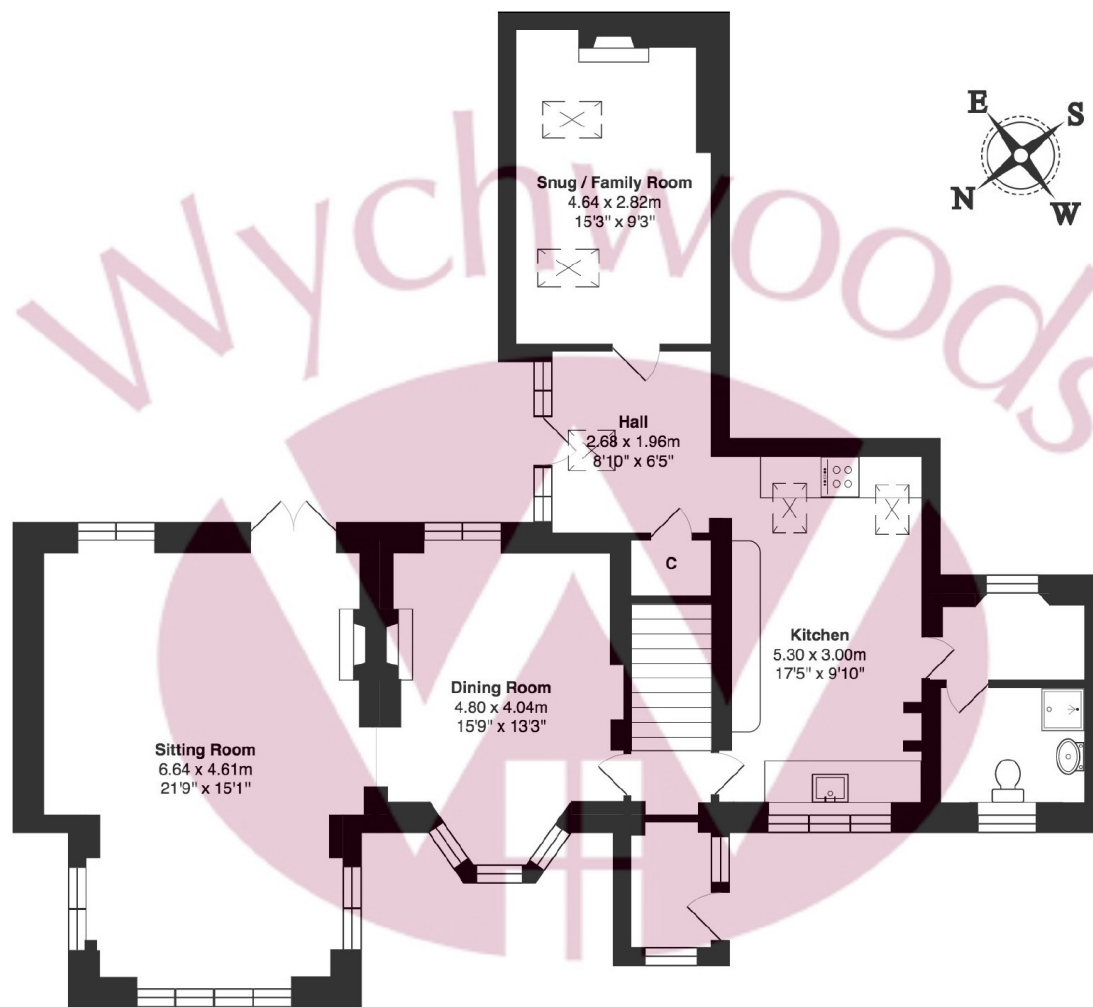
A beautifully presented four/five bedroom, Grade II Listed house; situated in the historic town of Burford and a short walk from the High Street.

The ground floor benefits from a sitting room with woodburning stove and french doors to the courtyard & dining room. There is a well fitted kitchen with shaker style cupboards and granite work surfaces. There is also a utility room, shower room and a family room/snug or 5th bedroom.

Upstairs is a master bedroom with vaulted ceiling and this is adjacent to a spacious bathroom. There are three further bedrooms (one of which has views over the riverside patio area) and there is also a shower room.



A 4/5 BEDROOM, GRADE II LISTED HOUSE IN THE HISTORIC TOWN OF BURFORD WITH GARDENS LEADING TO RIVER WINDRUSH



**Ground Floor**

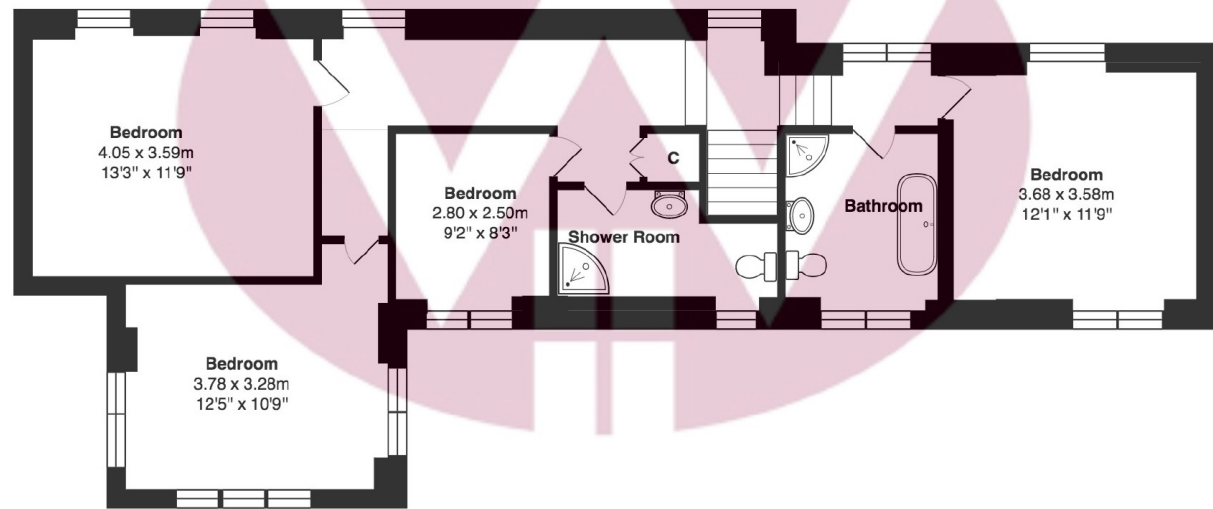
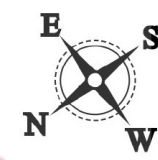
Gross Internal Area 173 Sq. M. (1862 Sq. Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

Wychwoods



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)





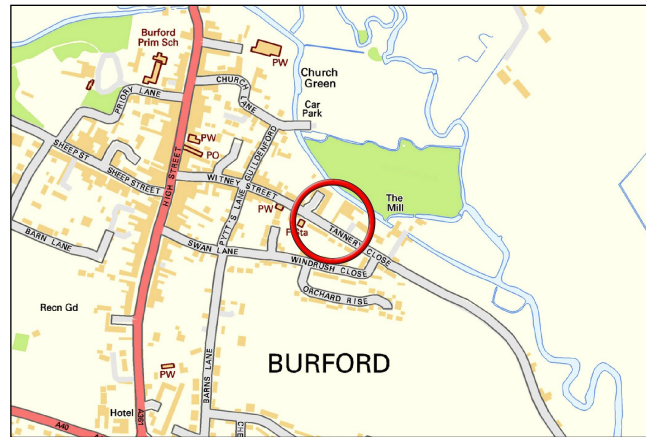
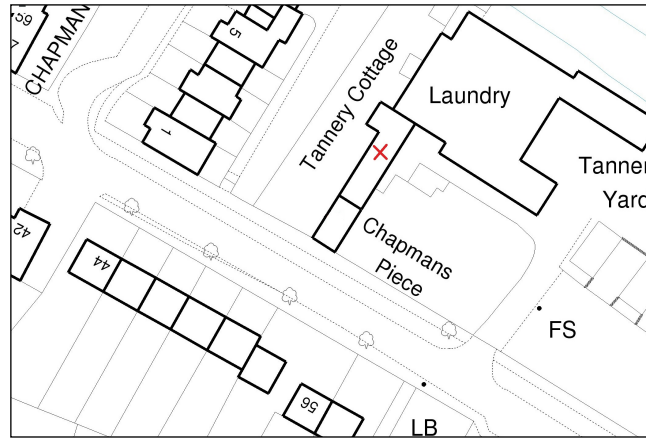
Outside the garden is enclosed by hedging and the extensive lawn leads down to a gated patio area overlooking the River Windrush. To the rear of the cottage is a paved courtyard garden which can also provide space for car parking.

**Agent's Note:**

The vendor has advised us that there is a flying freehold element to the title of this property.

**LOCATION:**

The beautiful town of Burford on the River Windrush is often described as the gateway to the Cotswolds. It consists mainly of period properties offering a beautiful High Street with many 17th & 18th century frontages. Burford was voted 6th most idyllic place in Europe to live in by the readers of Forbes Magazine 2009. The town has a large number of pubs, restaurants and hotels catering for all tastes, and the shops provide a good selection of produce and clothing. State and private schooling in the area is outstanding, with schools in Burford, Bourton-on-the-Water, Kingham and Cokethorpe. The town is ideally situated with road links to Oxford, Cheltenham, Stow-on-the-Wold, Banbury and Swindon, whilst also having mainline railway stations nearby, including a regular service to London Paddington from Charlbury.



**OFFICES**

**BURFORD**  
 Providence House  
 49 High Street  
 Burford  
 OX18 4QA  
 01993 824800  
 burford@wychwoods.com

**MILTON - UNDER - WYCHWOOD**  
 Dashwood House  
 Shipton Road  
 Milton - under - Wychwood  
 OX7 6JH  
 01993 832288  
 milton@wychwoods.com

**Further Information**

**Contact:** Burford Office

**Services:** Mains Water, Electricity & Drainage.

**Local Authority:** West Oxfordshire District Council

**Council Tax Band:** F

These sales details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute part of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

