



45 Sheep Street

BURFORD

45 Sheep Street Burford

A delightful townhouse situated in one of Burford's most desirable roads a short distance from the High Street with excellent accommodation and a walled garden.

Accommodation

Entrance Hall • Sitting Room • Dining room
Kitchen • Conservatory • Cellar • Cloakroom
Single bedroom/study • 3 double bedrooms • 3 bath/shower rooms
Front courtyard garden • Rear courtyard garden

Location

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

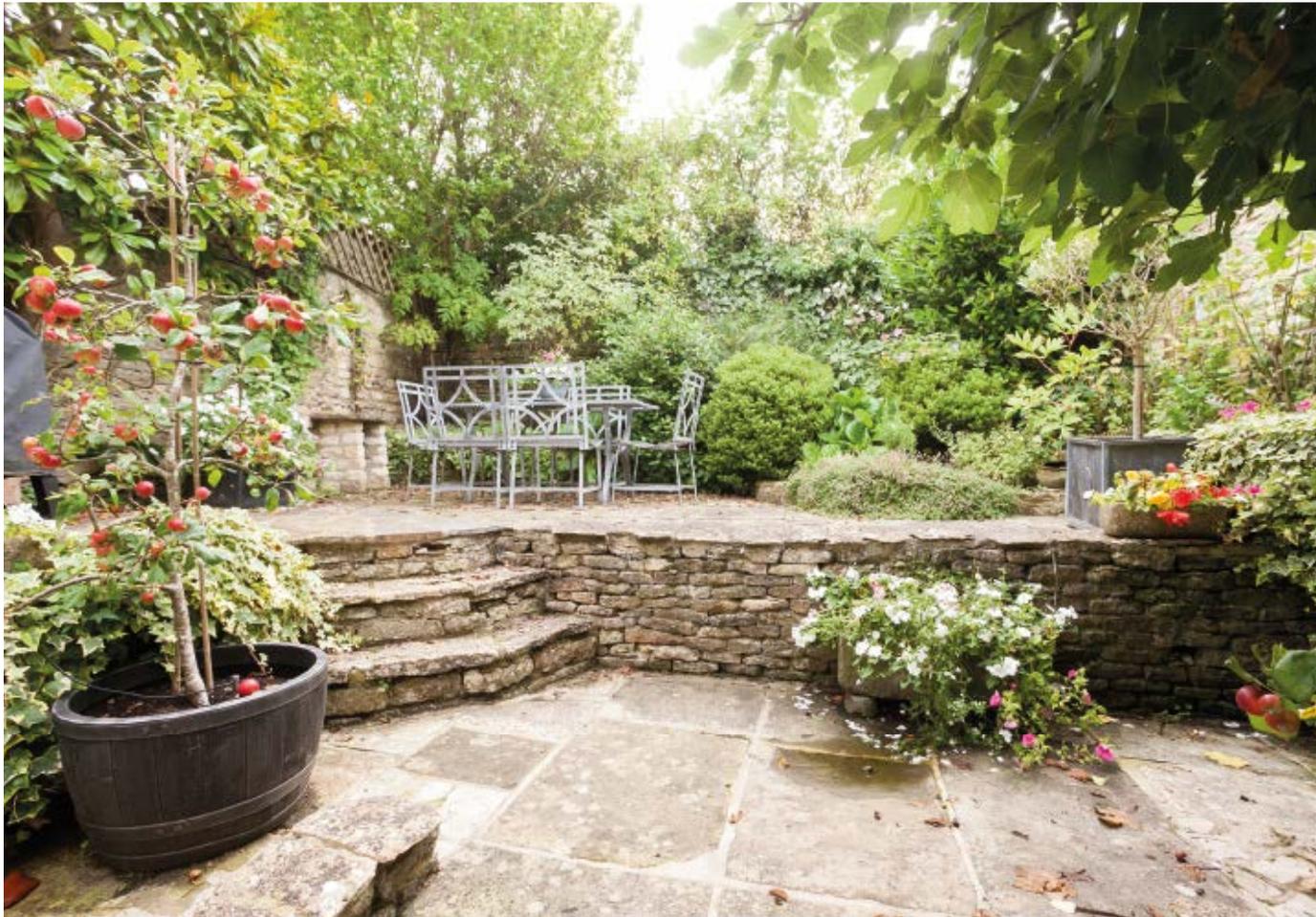
Description

A charming, three storey house situated on the south side of highly sought after Sheep Street. The property boasts a wealth of period features, exposed Cotswold Stone and a high degree of privacy. The accommodation, arranged over three floors, is well-balanced and flexible and abundant with period character.

The house is discreetly screened from Sheep Street by a small front garden landscaped with shrubs, paving, a stone decorative font and a water feature. The main entrance to the house is at a right-angle to the street and opens into a small internal hallway with storage and exposed Cotswold Stone walls. Off the hallway are a cloakroom and a conservatory overlooking the rear garden. French doors lead into the sitting room, which has plenty of natural light with a large window and half-glazed door overlooking the front garden & Sheep Street beyond. There is a charming carved stone fireplace with built-in shelving and cupboard to one side and an exposed beam. A doorway leads through to the dining room which has exposed beams and a large open fireplace. A cellar with stone spiral staircase is accessed from the dining room. The well-appointed kitchen/breakfast room is found to the rear of the property and overlooks the courtyard garden. Flooring throughout the ground level consists of durable grey York Stone flagstones.

A carpeted staircase with exposed original woodwork leads to the first floor landing. To the front is a small single bedroom with cast iron fireplace and window seat, currently fitted out as a study. To the rear is a double bedroom overlooking the rear garden with fitted wardrobe and fireplace. A further double bedroom with exposed stonework & fireplace boasts an ensuite bathroom with bath/shower. At the end of the landing is a family bathroom incorporating a bath with shower over. The first floor is carpeted throughout, except for the tiled wet areas. A staircase leads to a spacious master suite on the second floor with dual-aspect bedroom which has a southerly view over Burford and open farmland beyond. Off it is the master bathroom which has a cubicle shower and a bath. The floor & bath surround are travertine.





The property has an attractive, south-facing, terraced walled garden. Accessed via the conservatory and planted with shrubs and a bay and fig trees, it offers a compact, sheltered and private space for relaxation and entertaining al fresco. 45 Sheep Street is a well presented, comfortable home ideal for full-time living, as a weekend retreat or buy-to-let. The property has its own garage adjoining.

Situation

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.

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. Gas 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 www.westoxon.gov.uk T (01993) 702941

Council Tax Band: G

Viewing

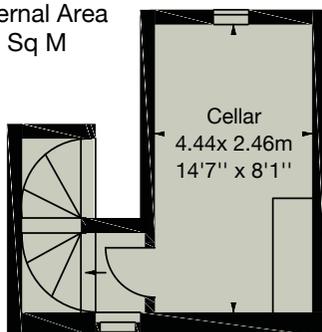
Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888
E angus@butlersherborn.co.uk moira@butlersherborn.co.uk

Directions (OX18 4LS)

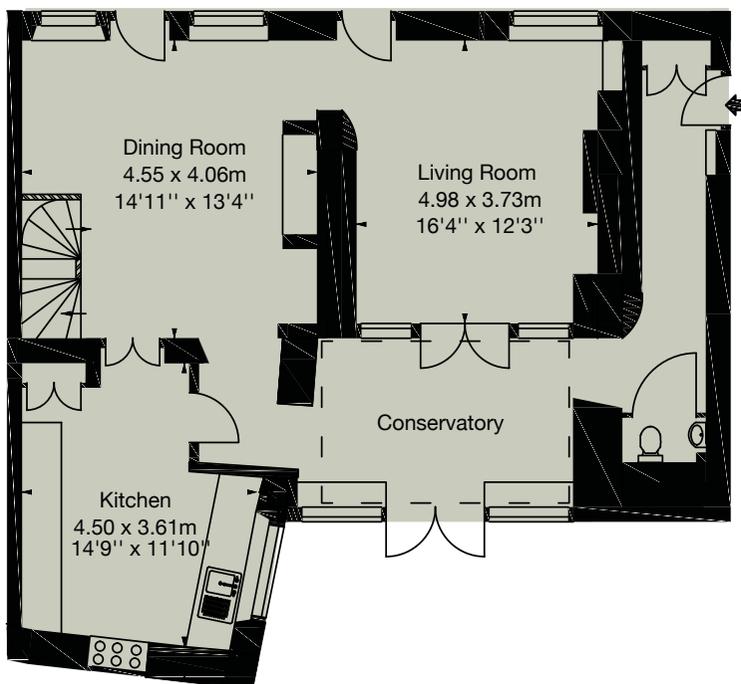
Heading up the Hill towards the roundabout, turn right into Sheep Street by The Tolsey market house. 45 Sheep Street is on the left hand side.



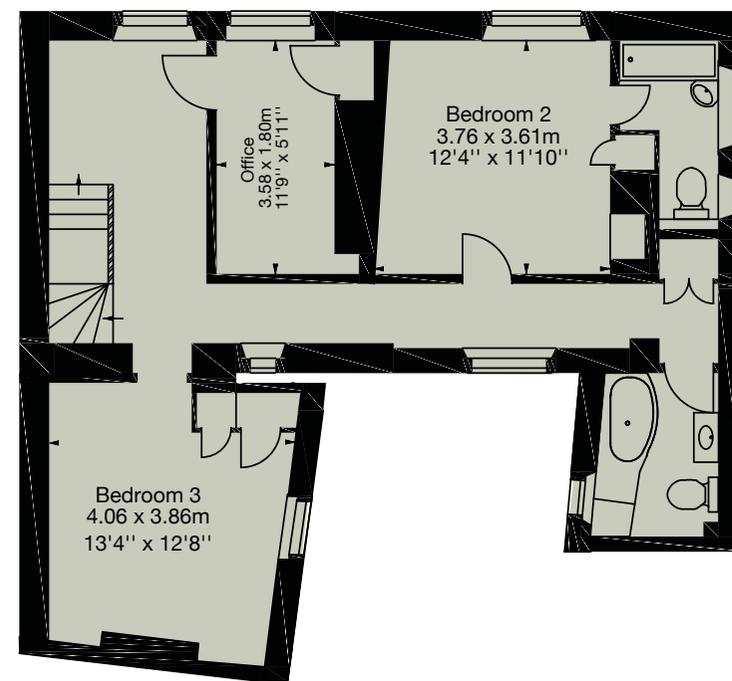
45 Sheep Street,
 Burford,
 Oxon, OX18 4LS
 Approx. Gross Internal Area
 2331 Sq Ft - 216 Sq M
 (Including Cellar)



Second Floor



Ground Floor



First Floor



Butler Sherborn Burford
 Vine House, 2 Lower High Street
 Burford, Oxfordshire, OX18 4RR
 T 01993 822 325
 F 01993 823 742
 E angus@butlersherborn.co.uk
 W butlersherborn.co.uk

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