



Guildenford
Burford

Carter Jonas

FORTEYS CLOSE, GILDENFORD, BURFORD, OXFORDSHIRE OX18 4SE

Entrance hall, kitchen, dining room, sitting room,
conservatory, cloakroom

3 double bedrooms, family bathroom

Top floor store room & study/4th bedroom

DESCRIPTION

Set on a side road just a short walk from the High Street, the house provides well proportioned accommodation arranged over three floors. Now in need of updating, it presents an excellent opportunity to reconfigure the existing layout, with the potential to open the kitchen into the dining room to create a generous, sociable space leading directly to the garden.

The sitting room with window seat to the front, features a wood burning stove and continues into a conservatory at the rear that enjoys lovely garden views. The ground floor also includes an entrance hall with direct garden access, a cloakroom, and a useful covered storage area at the side of the house, accessible from both the kitchen, the front of the house and the rear garden.

Upstairs, the first floor offers three double bedrooms and the family bathroom. The top floor provides a storeroom and a study/fourth single bedroom benefiting from attractive views towards the Church.

OUTSIDE

Outside, the house is complemented by an attractive rear garden with a terrace ideal for al fresco dining from where steps lead up to the lawned garden with a variety of mature borders, shrubs and trees. Double gates open to the driveway running along the side of the property, part of which provides pedestrian access for the neighbouring property, the garage sits at the end of the drive.

A DOUBLE FRONTED, DETACHED COTSWOLD STONE HOME IN NEED OF SOME UPDATING POSITIONED IN THE HEART OF BURFORD WITH PRETTY REAR GARDEN AND THE BENEFIT OF A GARAGE AND DRIVEWAY PARKING



Situation

Burford is a vibrant and historic Cotswold market town in the scenic Windrush Valley, surrounded by rolling countryside. Known for its strong community spirit, the town offers a range of independent shops, acclaimed pubs, restaurants, and the well-loved Burford Garden Company. Local amenities include a GP surgery, pharmacy, library, post office, and an active parish church. Families benefit from excellent state and independent schools, as well as a variety of children's activities clubs. Well-connected to nearby towns like Stow-on-the-Wold, Cirencester, and Witney (with Waitrose and M&S), Burford also offers access to Daylesford Organic (10 miles) Soho Farmhouse (15 miles) and Estelle Manor (10 miles). The A40 links easily to Oxford and London via the M40, while rail services from Charlbury and Oxford Parkway offer direct trains to London. Leisure opportunities include golf at Burford and Lyneham, equestrian facilities, and a network of scenic walks and bridleways.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Tenure: Freehold with vacant possession on completion.

Services: Mains electricity, water and drainage. Oil fired central heating

District Council: West Oxfordshire District Council

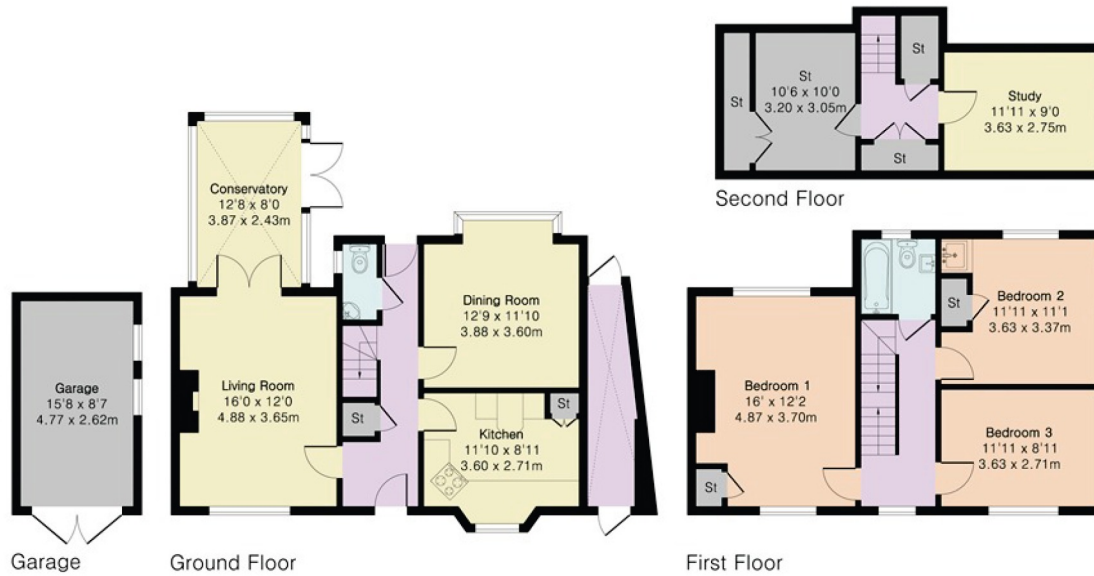
Council Tax: Band F

Broadband - according to Ofcom, ultrafast broadband is available. Mobile - According to Ofcom, there is likely to be outdoor coverage across all networks and variable indoors with one provider



**Approximate Gross Internal Area 1613 sq ft - 150 sq m
(Excluding Garage)**

Ground Floor Area 756 sq ft - 70 sq m
 First Floor Area 568 sq ft - 53 sq m
 Second Floor Area 289 sq ft - 27 sq m
 Garage Area 135 sq ft - 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	45 E	
21-38	F		
1-20	G		

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Offices throughout the UK



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