



Oxford Road
Burford

Carter Jonas

LONG VIEW OXFORD ROAD BURFORD OX18 4PQ

0.58 acre plot on edge of Burford
SW-facing garden with far-reaching views
Flexible accommodation - 3 bedrooms plus 4th/study
Integrated double garage

DESCRIPTION

A three/four bedroom detached chalet bungalow offering a high degree of flexibility within its accommodation. The ground floor provides an entrance hall, two reception rooms, kitchen/breakfast room and conservatory. Additionally, there are two ground floor bedrooms which could provide further reception rooms if required, a cloakroom and a refitted bathroom. The first floor has two bedrooms (part restricted headroom), one with an ensuite.

OUTSIDE

The property sits in a plot of approximately 0.58 acres and has a gravelled driveway leading to a double garage. The plot is fairly level with a number of mature trees and enjoys a south westerly aspect. The rear garden is a particular feature with a wealth of trees and shrubs offering a high degree of privacy and maturity. There is a pond and a useful garden store/workshop.

LOCATION

Nestled in the picturesque Windrush Valley, Burford is a vibrant and historic market town surrounded by rolling countryside. Famed for its charming streets, strong sense of community, and the biannual Burford Festival, this is a place where tradition meets modern living. The town offers an array of independent boutiques, acclaimed pubs and restaurants, and the popular Burford Garden Company. Everyday essentials are close at hand, with a GP surgery, pharmacy, library, post office, and active parish church all within easy reach. Families are well catered for with excellent schools plus a variety of children's activities and local sports clubs. For leisure, enjoy golf at Burford and Lyneham, equestrian facilities, and a network of scenic walks and bridleways.

A THREE/FOUR BEDROOM DETACHED CHALET BUNGALOW WITH SCOPE TO IMPROVE, SET IN 0.58 ACRE PLOT ON THE OUTSKIRTS OF BURFORD. NO ONWARD CHAIN



Burford is perfectly positioned for exploring the Cotswolds and beyond. Nearby towns include Stow-on-the-Wold, Cirencester, and Witney (home to Waitrose and M&S), while Daylesford Organic (10 miles) and Soho Farmhouse (15 miles) add a touch of luxury. Excellent transport links via the A40 connect you to Oxford and London via the M40, and rail services from Charlbury and Oxford Parkway offer direct trains to London in under 70 and 45 minutes.

FURTHER INFORMATION

Tenure: Freehold

Mains water and electric connected

Private drainage

Oil fired central heating (not currently working)

Local authority: West Oxfordshire District Council

Council tax band F

EPC rating: D

Mobile and broadband speeds can be checked at Checker.ofcom.org

ADDITIONAL INFORMATION

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

Directions: OX18 4PQ

what3words:///pump.mourner.tailwind



**Approximate Gross Internal Area 2026 sq ft - 188 sq m
(Including Garage)**

Ground Floor Area 1594 sq ft - 148 sq m

First Floor Area 432 sq ft - 40 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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