

# WYSDOM COTTAGE

High Street, Burford, Oxfordshire



MOORE ALLEN  
& INNOCENT



## WYSDOM COTTAGE

### High Street, Burford, OX18 4RN

A rare opportunity to rent this particularly spacious and newly updated three /four double bedroom Period property occupying a prominent picturesque position at the foot of Burford High Street and overlooking the River Windrush.

With some parts understood to date from the 16th Century, the attractive Grade II Listed accommodation was formerly a series of artisan workers cottages that have been combined with later additions to provide a flexible and comfortable family home - ideal whether as a full-time residence or just a Cotswold retreat. Of particular note, the property has been newly updated with new carpets and decoration throughout.

Available immediately, the unfurnished accommodation briefly comprises on the ground floor of three good-sized reception rooms including a family dining room with a feature stone fireplace and a separate, dual aspect sitting room with log burner and extensive fitted shelf storage.

The central fitted kitchen offers a range of base and wall mounted storage units along with cooker and space for further appliances as required, whilst to the rear of the property there is a large utility room with separate cloakroom and a further reception room with flexibility as a study /home office perhaps?

To the first floor there are two good sized double bedrooms alongside a spacious family bathroom featuring a bath with shower over. In addition, there is also a sizeable master bedroom that leads through to an ensuite dressing room /potential bedroom four and further to an ensuite shower room.

Externally the pretty garden to the rear provides a wonderful spot to relax by the river and there is a private patio area for BBQs and al fresco dining. To the front of the property there is off-street parking for one car and further roadside parking available on the High Street.

#### Close to Home

The property is situated adjacent to the historic river bridge and enjoys enviable Southerly views along the picturesque High Street.

Burford is one of the most notable market towns in the Cotswold Hills, located in a beautiful position of the Windrush valley and deemed an area of Outstanding Natural Beauty. The town itself



was referenced within the Domesday Book of 1086 and was once voted by Forbes magazine as the sixth best place to live in the world.

Burford is conveniently positioned on the Oxfordshire /Gloucestershire border and often referred to as the 'Gateway to the Cotswolds'. The town offers a wide range of everyday shopping facilities including a butcher, newsagent, post office, baker, bank and general store as well as a superb selection of independent retailers, boutiques, antique shops, garden centre, cafes, pubs and restaurants.

Other noteworthy local destinations, including Soho Farmhouse and Daylesford Organic Farm shop, are also within easy reach.

The area benefits from an excellent choice of schooling including well-regarded primary and secondary schools within the town and surrounding villages and a very good selection of nearby private schools such as Cokethorpe School, Hatherop Castle and St Hugh's to name a few.

The surrounding countryside provides an extensive network of beautiful footpaths and bridleways - ideal for walkers and horse riders, and the area is also renowned for its country pursuits, offering many recreational opportunities including golf courses at Burford, Wychwood, Naunton Downs, Chipping Norton and Cirencester; racing at Cheltenham and Stratford-upon-Avon and polo at Cirencester Park.

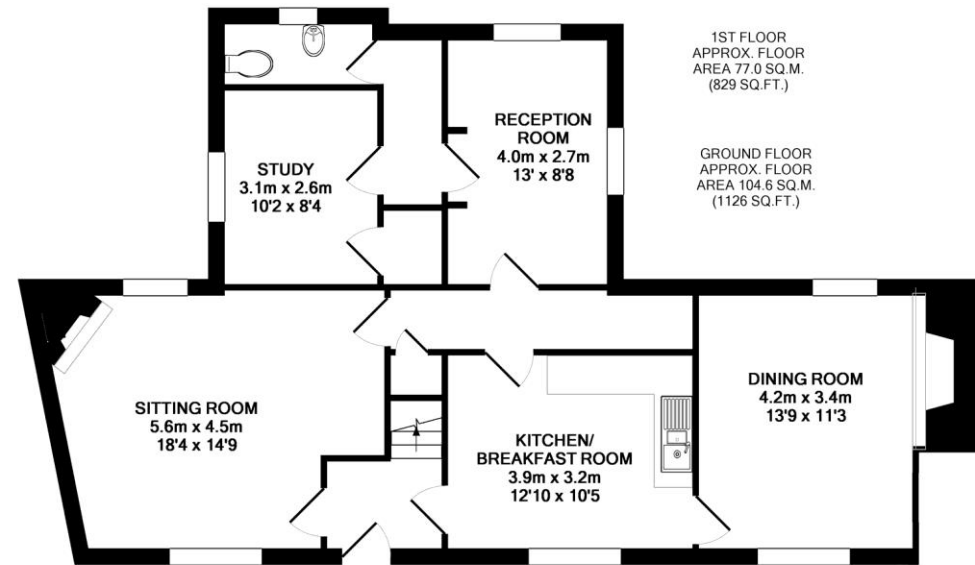
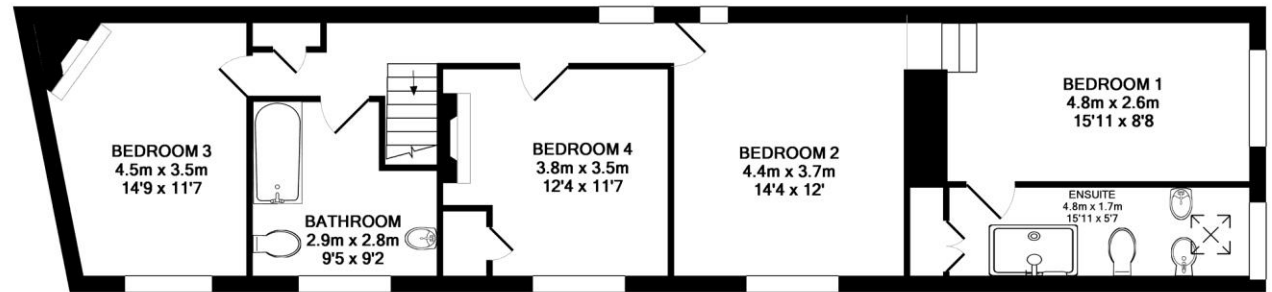
In addition, there are Theatres at Stratford-upon-Avon, Chipping Norton, Cheltenham and Oxford, a multiscreen Cineworld cinema at Witney and not forgetting the world-renowned Cotswold Wildlife Park and Gardens on the edge of the town itself.

The A40 brushes the southern edge of the town and provides good communications with the larger commercial centres including Oxford (and the M40) to the East and Cheltenham (and the M5) to the West. In addition, there are mainline rail at Charlbury, Kington (both c. 8 miles distant) and Oxford Parkway which provide fast regular rail access direct to Oxford and London.

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TOTAL APPROX. FLOOR AREA 181.6 SQ.M. (1955 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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Services

We understand that mains water, sewerage and electricity are connected. Electric heating and hot water system.

**Council Tax** - Band D

**EPC** – Band n/a

**Viewings** are strictly by appointment via the sole Agent:  
**Moore Allen & Innocent**



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### DISCLAIMER

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