



**Signet  
Burford  
Oxfordshire  
OX18 4JQ**

**£1,100,000**

**bettermove** 

# Burford

Bettermove are proud to present this impressive and historic 4 bedroom Grade II Listed farmhouse with original features throughout in a small hamlet of Signet near the sought after town of Burford.

The property benefits from secondary glazing. Oil fired central heating and has ample off street parking available via a large gated driveway. The council tax band is D.

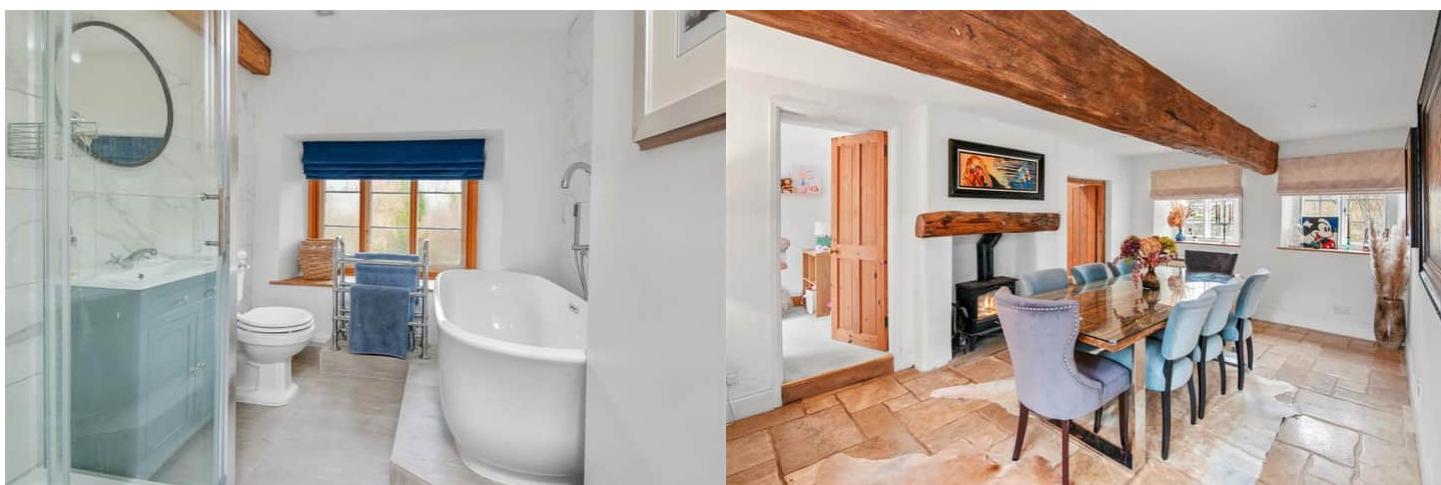
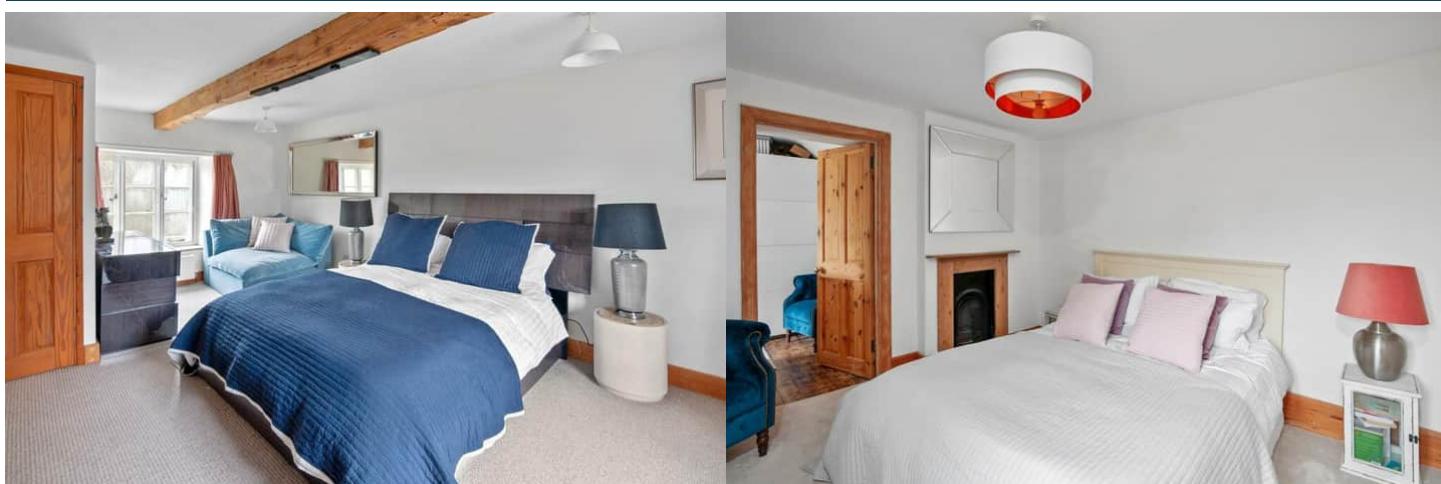
The interior of this beautifully presented property comprises of two spacious living rooms, dining room, fitted kitchen which have all been upgraded by the current owner, utility room and study on the ground floor. The first floor consists of 4 bedrooms, a dressing room or nursery and the family bathroom. This property also benefits from having outbuildings that can serve a variety of uses, currently being used as a gym/studio and an office. The exterior boasts a large private rear and front garden with seating areas, perfect for enjoying the summer months.

Located in the highly sought after hamlet of Signet, located on the southern edge of Burford, which is a historic town that boasts an excellent community of pubs, shops, schools, and a golf course. Witney is 8.1 miles away from Burford and offers additional amenities. Oxford and Cheltenham are easily accessible from Burford. Trains to London Paddington take 37 minutes from Didcot, and 55 minutes from Oxford Parkway to London Marylebone. The M40, M5, and M4 highways are conveniently accessible from Burford. Heathrow is 64 miles away. The area around Burford is home to excellent schools, as well as a variety of sporting and leisure facilities. The countryside abounds with footpaths, bridleways, and byways that offer scenic walks and rides.

This unique opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





Approximate Gross Internal Area = 211.3 sq m / 2274 sq ft

Outbuildings = 43.8 sq m / 471 sq ft

Total = 255.1 sq m / 2745 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1045528)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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