

# HANOVER HOUSE

— BURFORD —



# HANOVER HOUSE, BURFORD, OX18 4LS

Drawing Room · Dining Room · Kitchen/ Breakfast Room · 6 Bedrooms  
3 Bathrooms · Cellar · Inner Courtyard · Rear Garden · Single Garage

## A stunning Grade II Listed townhouse in the heart of Burford

### Description

Set along the charming south side of the highly coveted Sheep Street, Hanover House is a distinguished Grade II listed attached townhouse that effortlessly combines centuries of character with the comforts of modern family living. Behind its handsome façade lies a home of remarkable warmth, where period craftsmanship and elegant proportions create an atmosphere that is both refined and inviting. From the moment you step through the double doors from the street, Hanover House reveals its unique charm.

The ground floor unfolds through a series of beautifully appointed living spaces, each rich in

architectural detail. The welcoming sitting room, with its large windows overlooking Sheep Street and open fireplace, provides the perfect setting for quiet mornings or cosy winter evenings. Beyond, the dining room exudes character with bespoke joinery and fabulous wood panelling and traditional tiled flooring, creating an ideal backdrop for family gatherings and entertaining alike.

At the rear of the house, the kitchen/ breakfast room forms the heart of daily life. Thoughtfully designed and overlooking the courtyard garden, it combines practical modern conveniences

with timeless country-house appeal, with fitted appliances, plenty of worktop space and a generous walk-in larder.

The first floor comprises the principal bedroom suite, with its elegant en suite bathroom. This fabulous bedroom spans the full width of the property and offers a peaceful retreat with elevated views across the garden and opens onto a charming wooden terrace. There are two further double bedrooms, a single bedroom and a bathroom on this floor.

The second floor offers two double bedrooms and a bathroom. All the rooms have been beautifully

laid out to provide comfort, plenty of storage and an abundance of natural light. There is a generous attic accessed via a drop-down ladder.

Outside, a delightful courtyard garden provides a private and tranquil sanctuary. Enclosed by traditional Cotswold stone walls, it offers a peaceful setting for outdoor dining, morning coffee or summer entertaining. This space is a true haven of peace and tranquillity.

A home of distinction, history and flexibility, Hanover House is perfectly suited to those seeking authentic Cotswold living in an exceptional setting.

## Location

Life at Hanover House is all about embracing the best of Burford, a quaint yet remarkably well equipped market town. From leisurely mornings exploring the charming High Street to afternoons spent discovering the surrounding Cotswold countryside, this beautifully positioned Grade II listed townhouse places a vibrant yet relaxed lifestyle within easy reach.

Nestled within the heart of the Cotswolds, Burford offers an exceptional blend of historic character, countryside beauty and modern convenience. Renowned as the "Gateway to the Cotswolds", this charming medieval market town is celebrated for its picturesque High Street, honey-coloured stone buildings and welcoming community atmosphere.

Daily life in Burford revolves around an excellent selection of independent boutiques, artisan food shops, cafés, restaurants and traditional coaching inns, creating a vibrant yet relaxed environment. The town provides a comprehensive range of amenities, including schools, banking facilities, everyday shopping and local services, all within easy reach.

Surrounded by the rolling landscapes of the Cotswolds Area of Outstanding Natural Beauty, residents enjoy immediate access to miles of scenic walking and cycling routes, picturesque villages and beautiful countryside. The nearby River Windrush meanders through the valley, adding to the area's natural charm and appeal.

The wider Cotswolds region is renowned for its outstanding culinary scene, country hotels, farm shops and leisure pursuits, while larger centres including Oxford, Cheltenham and Stratford-upon-Avon provide an extensive range of cultural, educational and retail opportunities. Estelle Manor and Daylesford Organic Farmshop are both just 11 miles away and Soho Farmhouse is 17 miles.

The area offers an excellent choice of state, grammar and private schools including Hatherop Castle, Kingham Hill School, Cheltenham Colleges to name but a few.

For commuters, excellent road connections via the A40 and M40, together with rail services from nearby Charlbury railway station and Oxford, offer convenient access to London and beyond.

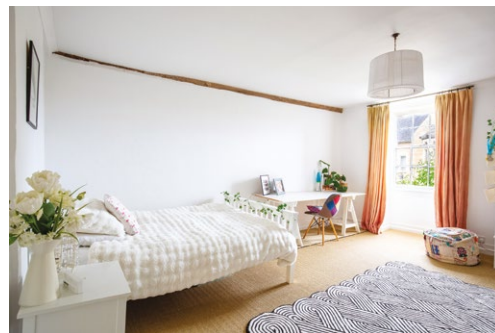


*Charlbury Station 8 miles  
(London, Paddington 70 minutes)  
Stow on the Wold 10 miles  
Cirencester 17 miles  
Oxford 20 miles*

All distances and times are approximate







## General Information

Tenure: Freehold. Grade II Listed.

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

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in

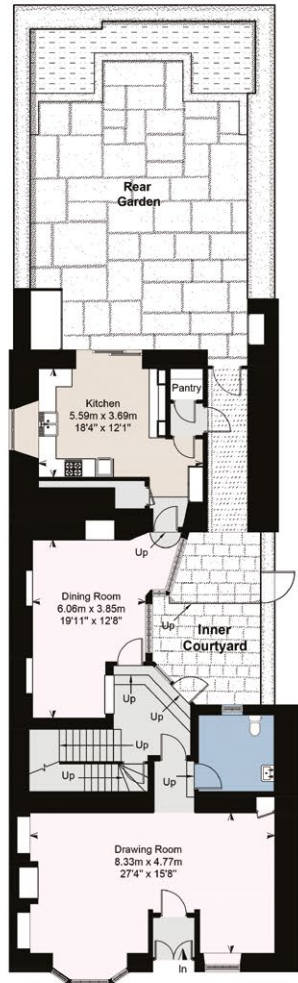
these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** West Oxfordshire District Council, 3 Welch Way, Witney, OX28 6JH, Oxfordshire. Tel: 01993 861000. [www.westoxon.gov.uk](http://www.westoxon.gov.uk) Council Tax Band H.

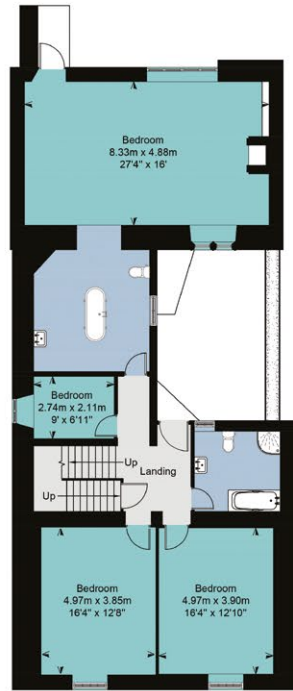




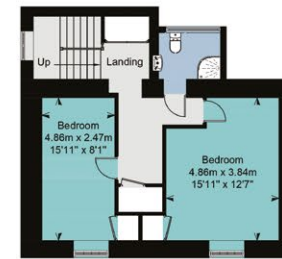
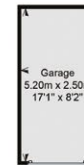
Cellar



Ground Floor



First Floor



Second Floor

**Hanover House, Sheep Street, Burford, Oxfordshire**

	Approximate IPMS2 Floor Area
House	312 sq metres / 3358 sq feet
Cellar	12 sq metres / 129 sq feet
Garage	13 sq metres / 140 sq feet
<b>Total</b>	<b>337 sq metres / 3627 sq feet</b>

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 07890 327 241  
 Job No SP4095  
 This plan is for identification and guidance purposes only  
 Drawn from previously created drawings  
 Not to scale unless specified  
 IPMS = International Property Measurement Standard  
 Outbuildings  
 Not Shown In Actual Location Or Orientation

**SHARVELL PROPERTY**  
 — THE COTSWOLD ESTATE AGENCY —

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