

Fulbrook

Burford



Mark David

ESTATE AGENTS



FULBROOK

BURFORD

An attractive stone built detached residence set in approximately just under half of an acre with countryside views to both front and rear aspects. The property offers 2,860 sq ft of flexible accommodation and is located on a quiet country lane which is a peaceful and sought after area within walking distance of Burford Town Centre.

Brief Ground Floor Accommodation

Entrance Lobby, Sitting/Dining Room,
Kitchen/Breakfast Room, Conservatory,
Utility Room, Shower Room.

Brief First Floor Accommodation

Master Bedroom with En-Suite,
Two Further Bedrooms, Family Bathroom.

Brief Outside Space

Private Driveway, Ample Parking,
Double Garage with Office/Guest Room,
Enclosed Gardens of just under Half of an Acre.
Countryside Views.

****NO ONWARD CHAIN****

In all about 2864 sq.ft. / 266.1 sq.m.

Guide Price: £1,450,000





ACCOMMODATION

Canopy Porch to

Front door to

Entrance Lobby: Tiled floor, glass panelled door to

Sitting Room/Dining Room: Attractive marble fireplace with log burning fire, leaded mullion windows to side and front aspect, leaded French doors to gardens.

Conservatory/Dining Room: Of part stone and double glazed windows to front aspect, wooden floor, radiator.

Kitchen/Breakfast Room: Handmade kitchen with a range of matching base units with wooden worksurfaces. Range electric cooker, dishwasher, double glazed leaded mullion window to rear aspect, tiled floor, door to conservatory, door to

Utility Room: Two Bosch washing machines and tumble dryers, range of mounted wall and base units with worksurfaces.

Shower Room: Comprising of a white suite of walk-in shower cubicle, low level W.C, hand wash basin with vanity unit below, tiled floor, double glazed window to front aspect, door to

Outer Passage: Door to driveway, door to garden, paved floor, door to garage.

First Floor Landing: Leaded mullion window to rear aspect, built-in airing cupboard.

Master Bedroom: Double glazed mullion window to rear and side aspect, range of built-in wardrobes.

En-suite: Hand wash basin with vanity unit below, low level W.C, double glazed mullion window to rear aspect.

Bedroom: Double glazed leaded mullion window to front aspect, built-in double wardrobe.

Bedroom: Double glazed leaded mullion window to front aspect, range of built-in wardrobes.

Bathroom: Comprising of a white suite of whirlpool bath with shower attachment, hand wash basin with vanity unit below, low level W.C, part tiled walls, double glazed mullion window to side aspect.

OUTSIDE

Double Garage/Playroom: Wooden double sliding doors to garage with light and power connected. Electric panelled radiator providing heating, half glazed French doors to the rear garden, windows to the front and rear aspects, enclosed staircase to the first floor, leading to:

Office/Bedroom Four: Double glazed leaded window to the side aspect, range of cupboards into the eaves. Electric panelled radiator providing heating. Double glazed window to the rear aspect with beautiful field views.

The property is located in enclosed mature landscaped gardens with driveway with ample parking for numerous vehicles leading to a double garage that could be adapted into additional living accommodation. This is adjoined to the main property and has a room above that could be utilised as an office or fourth bedroom.

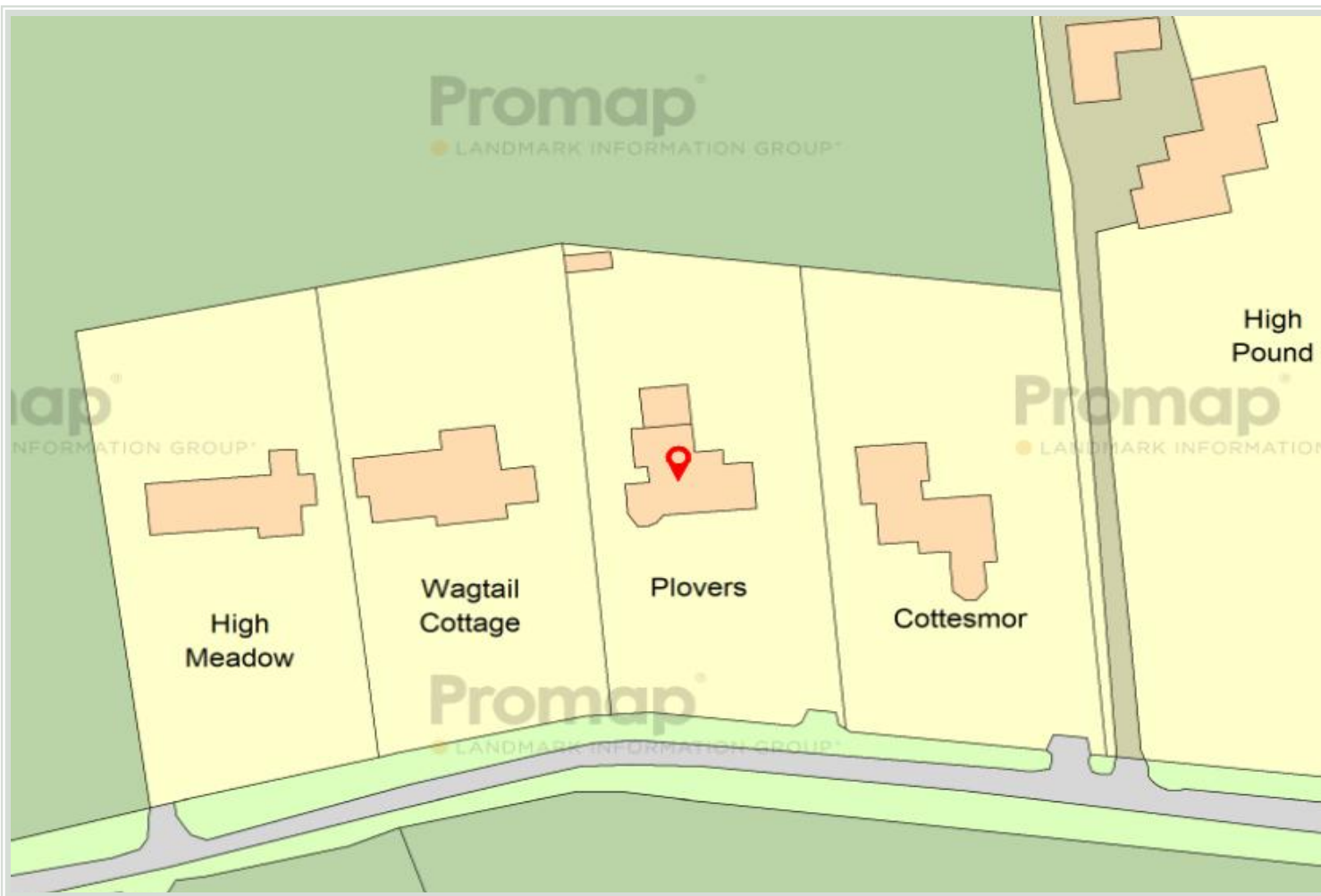
The gardens themselves surround the property and are mainly laid to lawn with a newly laid patio and well stocked flower and shrub beds and provide an excellent area for outdoor entertaining. The property backs onto open fields and has excellent countryside views.

SITUATION & AMENITIES

Fulbrook is a highly desirable Cotswold village that combines idyllic rural charm with exceptional convenience. Situated on the edge of the historic market town of Burford, often referred to as the "Gateway to the Cotswolds", residents enjoy easy access to an excellent selection of independent shops, cafés, restaurants and everyday amenities, all within walking distance or a short drive. The village itself offers a peaceful community atmosphere, attractive period architecture and beautiful countryside surroundings, with numerous footpaths and outdoor pursuits on the doorstep.

Despite its tranquil setting, Fulbrook is well connected, with the A40 providing straightforward routes to Oxford, Cheltenham and the wider motorway network, while Charlbury station offers direct rail services to London Paddington. This unique combination of quintessential Cotswold character, accessibility and lifestyle appeal makes Fulbrook an outstanding location for both families and those seeking a refined country retreat.





SERVICES

The property has oil fired central heating throughout. Mains drainage, water and electricity are also connected to the property. The current vendor has recently updated the boiler, oil tank and the electrics, with new electrical installations throughout the house, gardens, driveway and garage. The property also benefits from three types of automatic sensor entrance lighting, providing added convenience and security.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE: Freehold

LOCAL AUTHORITY: West Oxfordshire

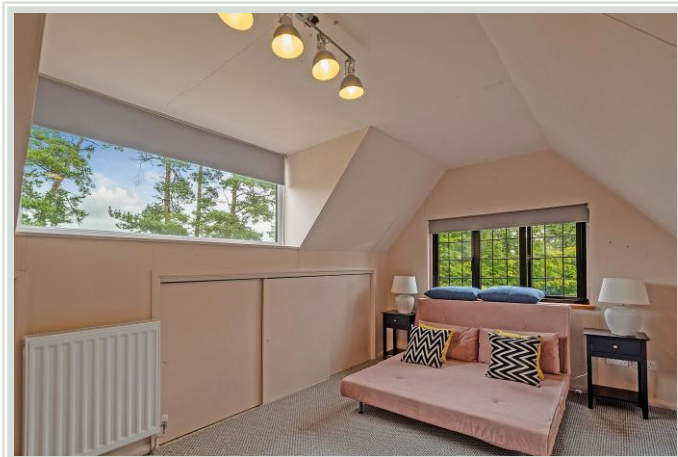
Council Tax Band: G

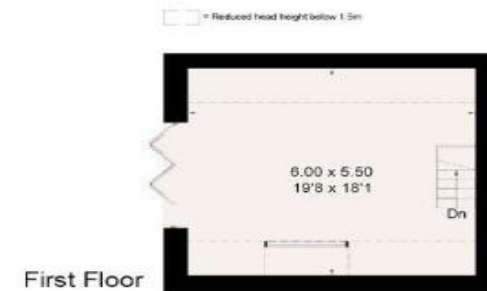
VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Chipping Norton
01608 644944

BUYERS PURCHASE FEE:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.





Approximate Area
266.1 sq m / 2864 sq ft
Including Limited Use Area
9.9 sq m / 106 sq ft

Mark David
E S T A T E A G E N T S

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