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Littleham

Fulbrook, Burford, OX18 4BD

Guide Price £2,150,000





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A beautifully presented spacious (3345 sq ft) five bedroom Grade II Listed period detached family home with gardens and parking within walking distance from the centre of Burford. Potential for annexe accommodation.

LOCATION

Littleham is situated in the sought after village of Fulbrook on the edge of the well known medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Burford is within the Cotswolds Area of Outstanding Natural Beauty and the Burford Conservation Area. Burford provides an excellent range of local shops and amenities, including a baker, butcher, post office, general store and doctors surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's towards Faringdon.

From Burford, the area's larger commercial centres of Cheltenham (22 miles), Cirencester (19 miles) and Oxford (19 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (8 miles), Kemble (22 miles) and Kingham (8 miles) and a comprehensive local bus network.

DESCRIPTION

Littleham is a Grade II Listed five bedroom detached house constructed from Cotswold stone elevations dating back to the late Eighteenth Century with some Nineteenth and Twentieth Century alterations.

The property is beautifully appointed with extensive accommodation arranged over two floors, comprising an entrance hall, cloakroom, sitting room, kitchen / breakfast room and dining room downstairs whilst there is the master bedroom, two guest bedrooms, family bathroom and shower room upstairs. There is a fourth bedroom at the far end of the house, which lends itself to annexe accommodation with separate entrance hall, kitchen / utility room, sitting room / fifth bedroom and shower room downstairs.

A feature of Littleham are the gardens, situated to the front of the property, which provide good outside space and parking with open westerly views across the Windrush Valley. The property has undergone an extensive recent renovation, finished to a high specification throughout.

Approach

Paved pathway with steps rising to oak timber framed front door to:

Entrance Hall

Timber framed doors to storage cupboard. Oak timber flooring. Single glazed window to the front elevation. Timber framed door to:

Cloakroom

Low level WC with standard cistern and wash hand basin with tiled splashback. Single glazed window to the front elevation. From the entrance hall, timber framed door to:

Sitting Room

Recessed cut stone fireplace and hearth with Clearview wood burning stove. Built-in book shelving with range of cupboards below. Secondary glazed windows with window shutters to the side elevation. Single glazed window to the front elevation. From the entrance hall, timber framed door to:

Kitchen / Breakfast Room

Recently installed bespoke fitted shaker kitchen. Granite work surfaces with storage cupboards below and wall mounted cupboards above. Sink unit with mixer tap and splashback. Rangemaster double electric oven and grill with four ring induction hob and extractor above. Refrigerator. Two freezers. Dishwasher. Recessed ceiling spotlighting. Oak timber flooring. Single glazed bay windows to the rear elevation. Single glazed window to the rear elevation. Proceed through to:



Dining Room

Recessed cut stone fireplace and hearth with Clearview wood burning stove. Part panelled walls. Single glazed stone mullion windows to the front elevation. Single glazed windows with shutters to the rear elevation. Timber framed door with steps descending to:

Annexe - Hall

Flagstone flooring. Timber framed door to:

Annexe - Kitchen / Utility Room

Modern fitted storage units to the wall and base level with granite work surfaces. Sink unit with mixer tap and splashback. Belling single electric oven and grill with four ring electric hob. Refrigerator and freezer. Dishwasher. Washing machine. Flagstone flooring. Recessed ceiling spotlighting. Single glazed window to the front elevation. Timber framed door to:

Annexe - Sitting Room / Bedroom 5

Currently being used as a study. Recessed ceiling spotlighting. Single glazed window to the rear elevation. From the annexe - hall, timber framed door to:

Shower Room

Low level WC with standard cistern, wash hand basin with tiled splashback and cupboard below. Shower cubicle with overhead rain effect shower. Tiled walls. Chrome heated towel rail. Recessed ceiling spotlighting. Single glazed windows to the rear elevation. From the entrance hall, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to cupboard with loft access to the hot water tank. Single glazed windows to the front elevation. Timber framed door to:

Master Bedroom

Built-in wardrobe and cupboards. Bay window with secondary glazed windows to the side elevation with far reaching views of the Windrush Valley. Single glazed window to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

Secondary glazed window to the rear elevation. From the first floor landing, timber framed door to:

Family Bathroom

Decorative cast iron fireplace with stone surround. Low level WC with standard cistern, wash hand basin with splashback. Roll top bath with mixer tap with handset shower attachment. Chrome heated towel rail. Part panelled walls. Marble tiled flooring. Shelving with cupboards below. Single glazed window to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 3

Part panelled walls. Single glazed window to the rear elevation. From the first floor landing, timber framed door with steps descending to:

Shower Room

Low level WC with standard cistern. Wash hand basin with mixer tap. Granite surfaces with cupboards below and wall mounted cupboard above. Shower cubicle with overhead rain effect shower. Part tiled walls. Chrome heated towel rail. Tiled flooring. Recessed ceiling spotlighting. Single glazed window to the rear elevation. From the first floor landing, timber framed door to:

Annexe - Bedroom / Bedroom 4

Exposed oak timber beams. Range of built-in wardrobes. Single glazed windows to the side elevation. Stairs descend to the annexe accommodation below downstairs.

OUTSIDE

Littleham is approached via a private paved driveway with electric timber gates. There is a gravelled parking area almost immediately in front of you, located on the left hand side. The private paved driveway leads on up to the house.

The gardens are mainly laid to lawn with sculpted herbaceous borders with an array of mature shrubs and plants. There is a fountain in the middle of the lawn bordered by Cotswold stone dwarf walling. The eastern boundary features hedging whilst the western boundary features Cotswold stone walling. There is an attached store room, which also serves as an external utility room with WC, constructed of Cotswold stone elevations, providing a dry storage area. There is a detached summer house, which is very well finished and heated, thereby providing a home office or studio, with a covered terrace, enabling outside dining and entertaining.

SERVICES

Mains electricity and water. Private septic tank drainage. Oil fired central heating.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'G' Rate payable for 2023 / 2024 £3563.03



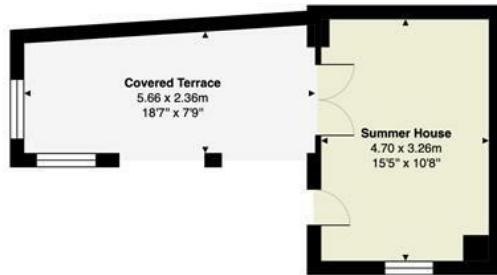
Floorplan



First Floor



Ground Floor



Outbuilding

- Living Area / Reception
- Kitchen / Utility
- Bedroom / Dressing
- Bathroom / WC
- Terrace / Outside Space

Approx Gross Internal Area 310.8 m² ... 3345 ft²

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk

Area Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.