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# Taylor & Fletcher



2 The Rickyard  
Fulbrook, Burford, OX18 4DF  
**Guide Price £480,000**





## 2 The Rickyard

### Fulbrook, Burford, OX18 4DF

*A light and spacious terraced two bedroom house that has been recently extended with south east facing garden and garage located in the sought after village of Fulbrook close to Burford and its excellent local amenities.*

#### LOCATION

2 The Rickyard is situated in the heart of Fulbrook just under a mile from 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, library and doctor's surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses.

Within Fulbrook, there is The Carpenters Arms pub, which is within close walking distance from 2 The Rickyard.

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

2 The Rickyard is a light and spacious terraced house.

The property comprises an entrance hall, cloakroom, kitchen, dining room and sitting room downstairs with two double bedrooms and two en suite bathrooms upstairs. There is a south east facing garden and separate garage. The property has undergone a recent extension with the addition of the sitting room overlooking the principal garden.

#### Approach

Paved pathway leading to timber framed front door with overhead covered porch to:

#### Entrance Hall

Tiled flagstone flooring. Chrome vertical radiator. Recessed ceiling spotlighting. Double glazed windows to the front elevation. Timber framed door to storage cupboard. Timber framed door to:

#### Cloakroom

With low level WC with concealed cistern and wash hand basin with mixer tap and cupboard below. Wall mounted vanity cupboard. Recessed ceiling spotlighting. Tiled flooring. Double glazed window to the front elevation. From the entrance hall, timber framed door to:

#### Kitchen

Modern fitted storage units to the wall and base level with granite work surfaces. Stainless steel sink unit with mixer tap. Two Neff electric ovens with grill. Neff electric induction hob with extractor above. Samsung refrigerator and freezer with ice maker. Dishwasher. Space and plumbing for washing machine and tumble dryer. Tiled flagstone flooring. Recessed ceiling spotlighting. Double glazed windows to the front elevation. Proceed through to:



### Dining Room

Recessed fireplace with wood burning stove and granite hearth. Recessed ceiling spotlighting. Proceed through to:

### Sitting Room

Recessed ceiling spotlighting. Bi-fold doors with double glazed windows to the rear elevation. Velux double glazed windows to the side elevations. From the entrance hall, stairs rise to:

### First Floor Landing

Timber framed door to:

### Master Bedroom

Built-in wardrobes with dressing area. Recessed ceiling spotlighting. Double glazed windows to the rear elevation. Timber framed door to:

### En Suite Shower Room

Low level WC with concealed cistern, wash hand basin with mixer tap and cupboard below. Shower cubicle with wall mounted shower attachment. Chrome heated towel rail. Part tiled walls. Vinyl tile effect flooring. Recessed ceiling spotlighting. From the first floor landing, timber framed door to:

### Bedroom 2

Built-in wardrobes. Double glazed windows to the front elevation. Timber framed door to:

### En Suite Shower Room

Low level WC with concealed cistern, wash hand basin with mixer tap and cupboard below. Shower cubicle with wall mounted shower attachment. Chrome heated towel rail. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed window to the front elevation.

### OUTSIDE

2 The Rickyard has an area of garden to the front of the house which comprises an area of lawn with mature shrubs and plants bordered by beech hedging and with a paved pathway. The principal garden is to the rear of the house with a south east facing aspect. This features an area of lawn leading onto a stream. A timber walkway leads to a gravelled area towards the far end of the garden featuring mature shrubs and plants. This area enables space for outside dining and entertaining. The principal garden is bordered by timber trellis fencing with a gate enabling access down to the separate garage.

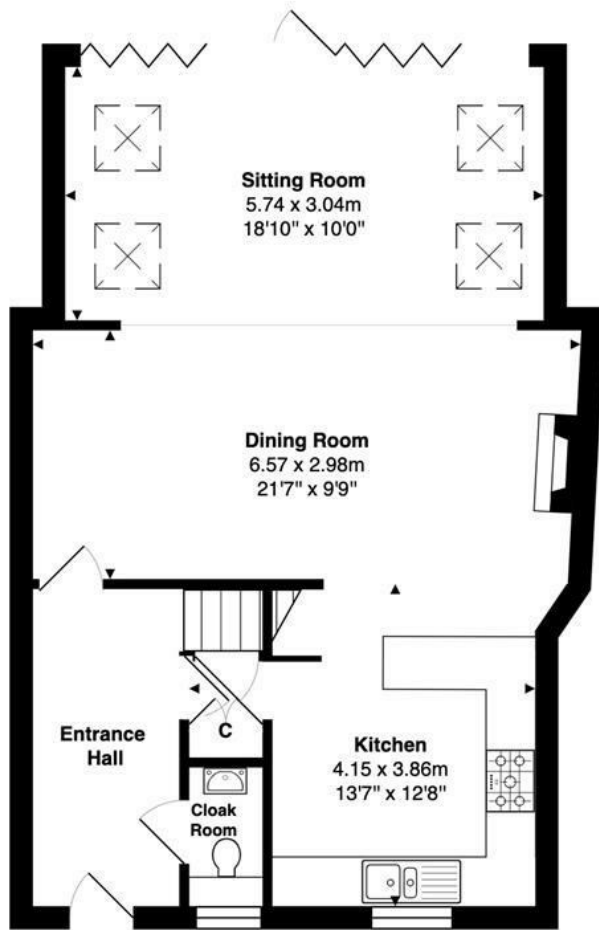
### SERVICES

Mains Electricity, Water and drainage. Oil fired central heating,

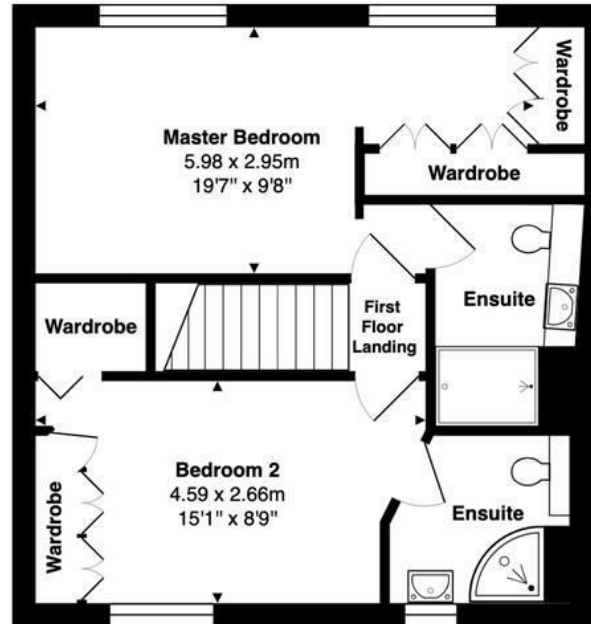
### LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'E' Rate payable for 2024 / 2025 £2741.95

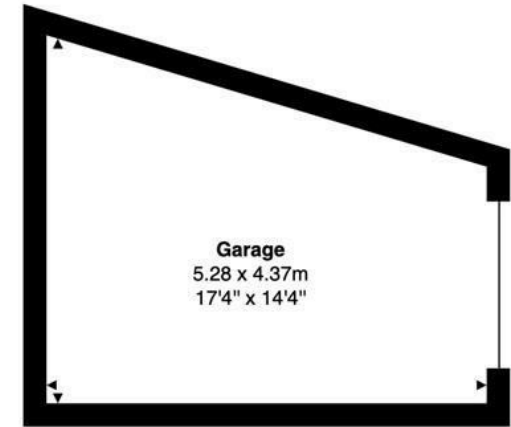




Ground Floor



First Floor



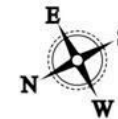
Garage

**Approximate Gross Internal Area**

Main House 106.1 m<sup>2</sup> / 1142 ft<sup>2</sup>  
 Garage 19.1m<sup>2</sup> / 206 ft<sup>2</sup>  
 Total 125.3 m<sup>2</sup> / 1348 ft<sup>2</sup>

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](http://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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		61	72
EU Directive 2002/91/EC			