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Fernlea

Burford Road, Black Bourton, Nr Bampton, Oxfordshire, OX18 2PF

Guide Price £1,600,000





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A light and spacious (3000 sq ft) well presented five bedroom detached house within a generous plot (circa 1.20 acre) providing annexe potential with private garden, large car port and driveway located on the edge of this thriving village close to local schools and amenities.

LOCATION

Fernlea is situated on the edge of the thriving village of Black Bourton. Within the village, there is the parish church of St Mary, The Vines gastropub and hotel, a tennis court and a vibrant village community. Nearby Bampton provides a small supermarket, an award winning butcher/delicatessen, post office, hairdresser, library, medical centre with pharmacy and a popular garden centre. There are also numerous cafes and several pubs. Meanwhile, the medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush, is also located nearby. 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.

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

From Black Bourton, the area's larger commercial centres of Cheltenham (28 miles), Cirencester (18 miles) and Oxford (21 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 (15 miles), Kingham (15 miles) and Long Hanborough (15 miles) and a comprehensive local bus network.

DESCRIPTION

Fernlea is a light and spacious (3000 sq ft) well presented detached house occupying a generous plot situated on the edge of Black Bourton.

The property comprises a dining room, cloakroom, kitchen - breakfast room, utility room, sitting room, two bedrooms and two en suite shower rooms downstairs.

There is the master bedroom with en suite bathroom, two guest bedrooms, one with an en suite bathroom and one with an en suite shower room plus a large open landing area upstairs. The property sits within a generous plot (circa 1.2 acre) with a private west facing garden with large car port and storage area and driveway parking for multiple cars. The car port and storage area could be converted into ancillary annexe accommodation subject to the necessary planning permission.

Fernlea has been a family home for the current owners and it offers excellent family accommodation especially with it having multiple bedrooms and bathrooms both upstairs and downstairs.

Approach

Gravelled driveway leading to oak timber framed front door to:

Dining Room

Wood burning stove and hearth. Oak timber flooring. Recessed ceiling spotlighting. Triple glazed windows to the front elevation. Triple glazed sliding doors providing direct access into the garden. Timber framed door to:

Cloakroom

With low level WC with standard cistern, wash hand basin with mixer tap and tiled splashback. Triple glazed window to the front elevation. From the dining room, timber framed door to:

Kitchen - Breakfast Room

Modern fitted storage units to the wall and base level with modern composite work surfaces. Sink unit with mixer tap and splashback. Neff electric oven and grill. Central island with modern composite work surface and four ring electric induction hob. Fisher & Paykel dishwasher. Refrigerator and freezer with ice dispenser. Wood effect tiled flooring. Recessed ceiling spotlighting. Seating area with wood burning stove. Triple glazed windows to the front, rear and side elevations. Doors with triple glazed insert panels to the front and rear elevations enabling direct access into the garden. Timber framed door to:



Utility Room

Stainless steel sink unit with tap and shower attachment. Wood effect tiled floors and part wood effect tiled walls. Recessed ceiling spotlighting. Triple glazed window to the rear elevation. Door with triple glazed insert panels to the rear elevation providing direct access into the garden. Worcester Bosch oil fired central heating boiler. From the dining room, timber framed double doors to:

Sitting Room

Recessed fireplace with open fire and hearth. Triple glazed windows to the rear and side elevations. From the dining room, proceed through inner lobby area to:

Bedroom 5

Built-in wardrobe. Triple glazed windows to the side elevation. Timber framed door to:

En Suite Shower Room

Low level WC with standard cistern, wash hand basin with mixer tap and tiled splashback. Shower cubicle with overhead rain effect shower. Part tiled walls. Chrome heated towel rail. Tiled flooring. From the inner lobby area, timber framed door to:

Bedroom 4

Timber framed door to walk-in wardrobe. Triple glazed windows to the front and side elevations. Timber framed door to:

En Suite Shower Room

Low level WC with concealed cistern, wash hand basin with mixer tap, tiled splashback and cupboards below. Shower cubicle with overhead rain effect shower. Part tiled walls. Chrome heated towel rail. Wood effect tiled flooring. Triple glazed window to the side elevation. From hallway in the dining room, stairs with timber balustrade rise to:

First Floor Landing

Large open area facilitating study area if desired. Oak timber flooring. Hatch to loft roof space. Triple glazed windows to the front and rear elevations. Timber framed door to:

Master Bedroom

Range of built-in wardrobes. Triple glazed windows to the front and rear elevations. Timber framed door to:

En Suite Bathroom

Low level WC with standard cistern, wash hand basin with mixer tap, tiled splashback and cupboards below. Roll top bath. Shower cubicle with overhead rain effect shower. Part tiled walls. Chrome heated towel rail. Tiled flooring. Recessed ceiling spotlighting. Velux triple glazed window to the front elevation. From the first floor landing, timber framed door to:

Bedroom 2

Built-in wardrobe. Triple glazed windows to the front and side elevations. Timber framed door to:

En Suite Shower Room

Low level WC with standard cistern, wash hand basin with mixer tap, tiled splashback and cupboards below. Shower cubicle with wall mounted shower. Part tiled walls. Chrome heated towel rail. Tiled flooring. Velux triple glazed window to the side elevation. From the first floor landing, timber framed door to:

Bedroom 3

Built-in wardrobes. Triple glazed windows to the rear and side elevations. Velux triple glazed window to the side elevation. Timber framed door to:

En Suite Bathroom

Low level WC with standard cistern, wash hand basin with mixer tap and tiled splashback. Panelled bath. Shower cubicle with overhead rain effect shower. Part tiled walls. Heated towel rail. Tiled flooring. Recessed ceiling spotlighting. Velux triple glazed window to the side elevation.

OUTSIDE

Fernlea sits within a generous plot (circa 1.2 acre). The principal garden is to the rear of the house and features a large expanse of lawn bordered by mature shrubs, plants and trees with hedging and timber fencing. Vegetable garden with raised beds. There is a raised decking area adjacent to the back of the house that facilitates outside dining and entertaining. Outdoor hot tub.

Fernlea has a gravelled front driveway enabling parking for multiple cars with a large timber framed car port and storage area, which could be converted into ancillary annexe accommodation subject to the necessary planning permission.

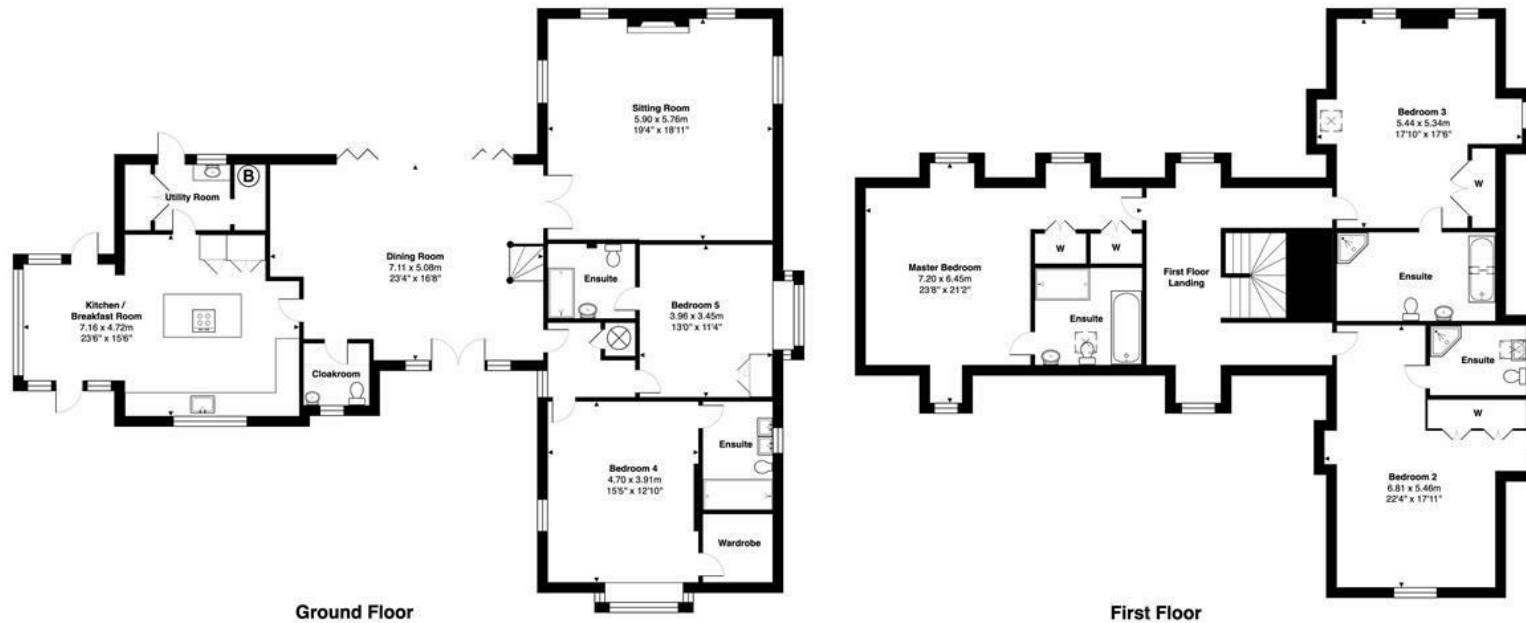
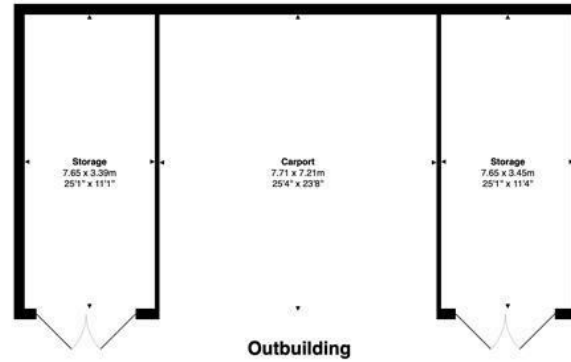
SERVICES

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 £2842.28





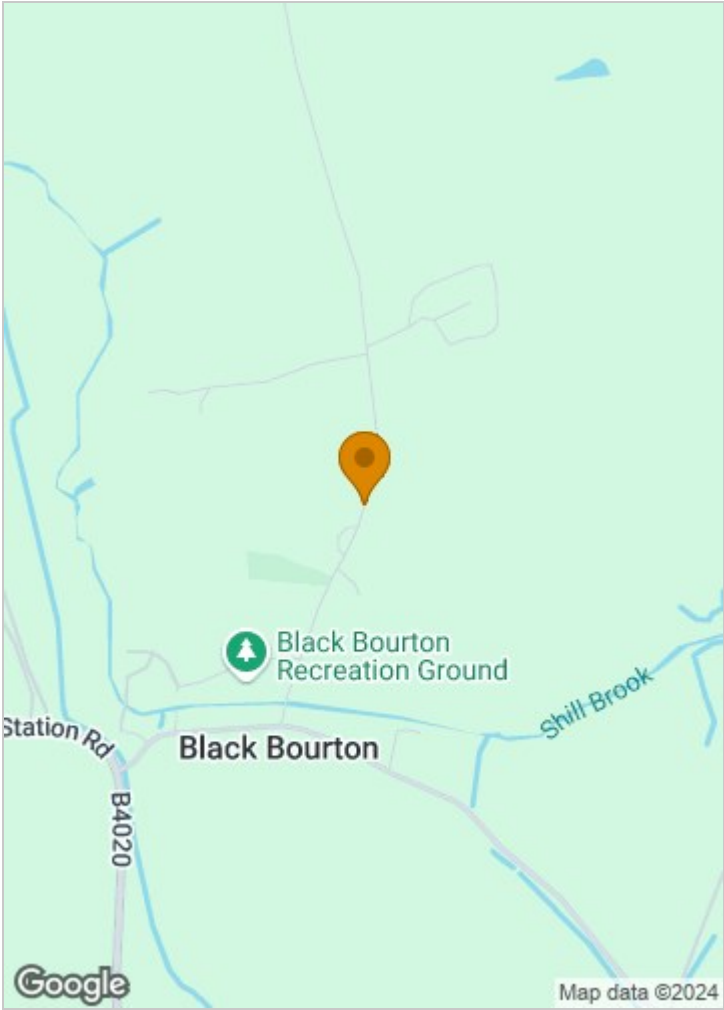
Approximate Gross Internal Area

Main House 286.8 m² / 3087ft²
 Carport / Storage 109.7m² / 1181ft²
 Total 396.5m² / 4268 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

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) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	