

established 200 years

Tayler & Fletcher



East View

Meadow Lane, Fulbrook, Nr Burford, OX18 4BS

Guide Price £735,000





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A charming and characterful three bedroom semi-detached period cottage in need of some modernisation with a private rear walled garden and garage located in a peaceful position within the heart of Fulbrook close to Burford.

LOCATION

East View 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 East View.

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

East View is a charming and characterful semi-detached period cottage. The property is the former home of a village carpenter and was then painstakingly extended and restored by the current owner and is now in need of some modernisation.

The property comprises a sitting room, workshop - utility room, dining room and kitchen downstairs. There is the master bedroom with en suite bathroom, two guest bedrooms and a shower room upstairs. One of the guest bedrooms is currently being used as a study. There is a private rear south west facing walled garden with greenhouse. The property has a garage with storage area and parking in front of the property. It is the first time that the property has come onto the market in over 60 years.

Approach

Paved pathway leads to timber framed front door with wrought iron portico to:

Sitting Room

Inglenook fireplace with open fire, oak timber beam above, stone surround and hearth. Oak timber beams. Single glazed windows with window seat to the rear elevation. Single glazed windows to the front elevation. Secret bookcase door to:



Workshop - Utility Room

With low level WC with standard cistern. Part tiled walls. Space and plumbing for washing machine and tumble dryer. Timber shelving and workbench. Single glazed window to the front elevation. Timber framed door to greenhouse with direct access into the garden. From the sitting room, timber framed door to:

Dining Room

Oak timber beams. Part oak panelled walls with oak drawers and shelving below. Single glazed windows to the front elevation. Proceed through to:

Kitchen

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Laminate work surfaces. Stainless steel sink unit. Electric oven and grill. Four ring electric hob. Part tiled walls. Laminate tiled flooring. Oak timber beams. Single glazed windows to the rear elevation. Timber framed back door providing direct access into the garden. From the dining room, stairs with timber balustrade rise to:

First Floor Landing

Airing cupboard housing the hot water tank. Timber framed door to:

Master Bedroom

Oak timber beam. Built-in wardrobe. Single 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 tiled splashback. Panelled bath with shower attachment. Part tiled walls. Single glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

Built-in wardrobe. Single glazed windows to the front and rear elevations. Spiral staircase with single glazed window to the side elevation and oak timber beam descending to the sitting room below. From the first floor landing, timber framed door to:

Bedroom 3

Built-in wardrobe. Ladder to boarded loft space above. Single glazed windows to the front elevation. From the first floor landing, timber framed door to:

Shower Room

Low level WC with standard cistern, wash hand basin with cupboard and drawers below. Walk-in shower with part tiled walls and tiled flooring. Single glazed windows to the side elevation.

OUTSIDE

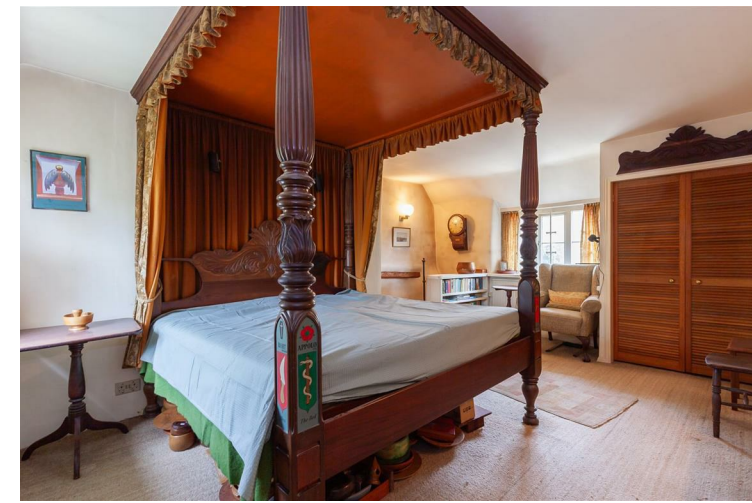
East View has a private rear south west facing walled garden. This features an area of paved patio adjacent to the rear of the cottage facilitating outside dining and entertaining. Steps lead to the main area of garden which features a vegetable garden with raised beds and some mature shrubs and plants. Greenhouse. The garden is bordered by Cotswold stone walling. There is a garage accessed via double oak doors to the front of the cottage with a storage area to the rear and parking for a couple of vehicles in front of the property.

SERVICES

Mains electricity, water and drainage.
Oil fired central heating. Broadband available.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'E' Rate payable for 2025 / 2026 £2861.52





Ground Floor

Approximate Gross Internal Area

Main House 134 m² / 1442 ft²
Garage & Storage 23.8 m² / 299 ft²
Total 157.8 m² / 1741 ft²

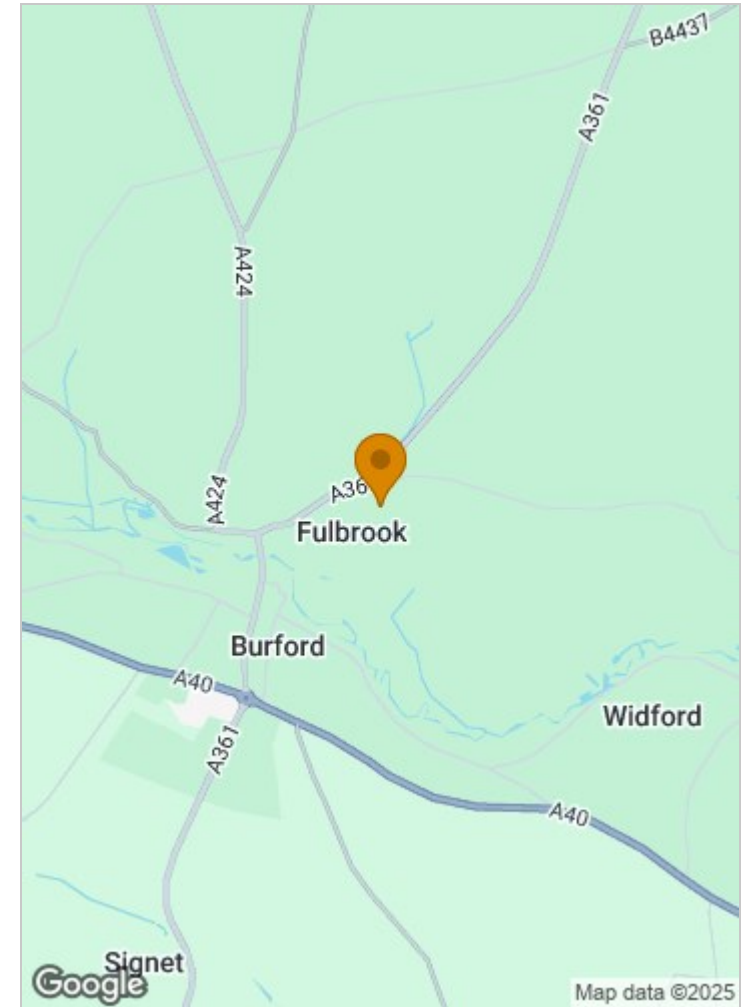


First Floor

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 purpose 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		
(82 plus) A		
(81-81) B		
(69-80) C		
(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