



**Whistler Shipton Road, Fulbrook Burford OX18 4BU**



**welcome to**

## **Whistler Shipton Road, Fulbrook Burford**

A fantastic, detached family home situated on an elevated plot within the centre of Fulbrook on the edge Burford. This property offers spacious accommodation throughout benefiting from three reception rooms, kitchen/breakfast room, four bedrooms, two bathrooms and lovely sized garden with great views!





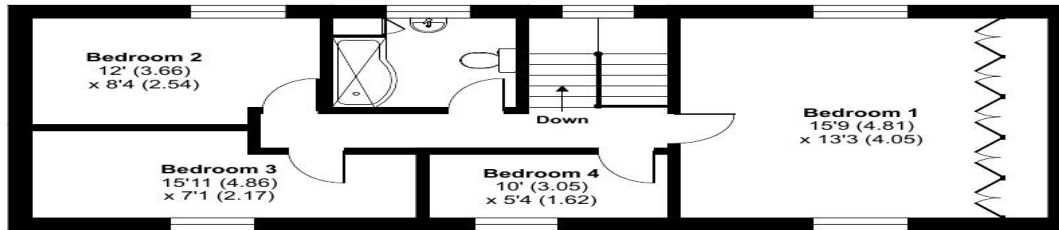
## Shipton Road, OX18

Approximate Area = 1756 sq ft / 163.1 sq m

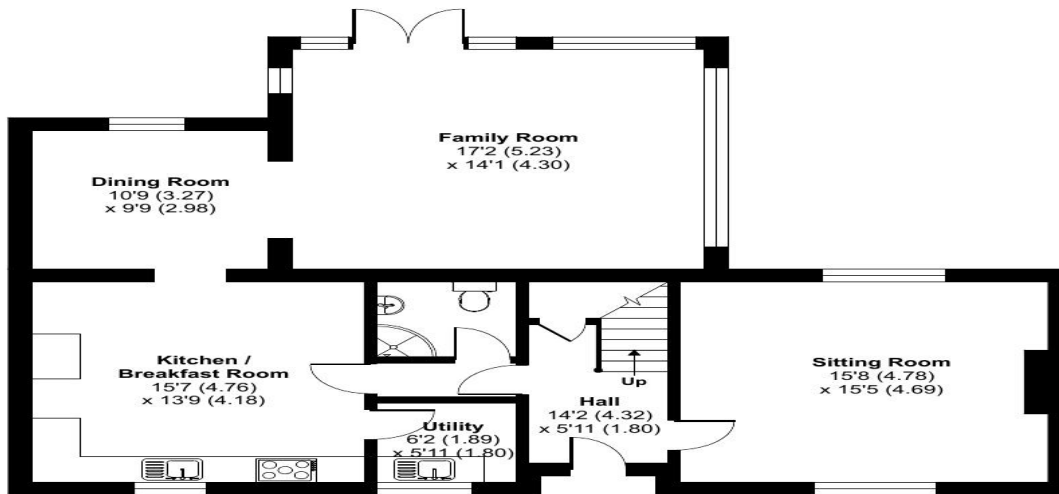
Garage = 468 sq ft / 43.5 sq m

Total = 2224 sq ft / 206.6 sq m

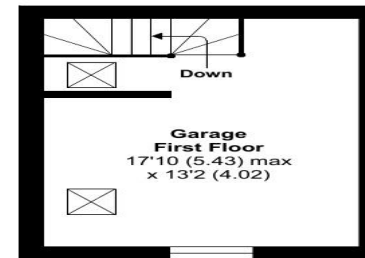
For identification only - Not to scale



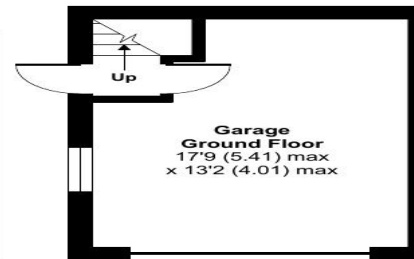
FIRST FLOOR



GROUND FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR

### Entrance Hall

### Living Room

15' 5" x 15' 8" ( 4.70m x 4.78m )

### Downstairs Shower Room

### Kitchen/breakfast room

15' 8" x 13' 8" ( 4.78m x 4.17m )

### Utility Room

5' 10" x 6' 3" ( 1.78m x 1.91m )

### Dining Room

10' 8" x 9' 9" ( 3.25m x 2.97m )

### Family Room

17' 1" x 14' 1" ( 5.21m x 4.29m )

### Landing

### Bedroom One

13' 3" x 15' 9" ( 4.04m x 4.80m )

### Bedroom Two

15' 11" x 7' 1" ( 4.85m x 2.16m )

### Bedroom Three

11' 11" x 8' 4" ( 3.63m x 2.54m )

### Bedroom Four

10' 1" x 5' 4" ( 3.07m x 1.63m )

### Family Bathroom

### Garden

### Garage



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for Allen & Harris. REF: 1218825

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## **Whistler Shipton Road, Fulbrook Burford**

- Detached House
- Three Reception Rooms
- Kitchen/Breakfast Room
- Superb Views
- Four Bedrooms

Tenure: Freehold EPC Rating: D

guide price

**£795,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WIT105921](https://allenandharris.co.uk/Property/WIT105921)



Property Ref:  
WIT105921 - 0015

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**allen & harris**



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