



Whistler Shipton Road, Fulbrook, Burford, OX18 4BU

Welcome to

Whistler Shipton Road, Fulbrook, Burford

A charming four-bedroom detached family home ideally located in the heart of Fulbrook, on the edge of the picturesque Cotswold town of Burford. This spacious property features three versatile reception rooms, a bright kitchen/breakfast room, four well-proportioned bedrooms, and two bathrooms.



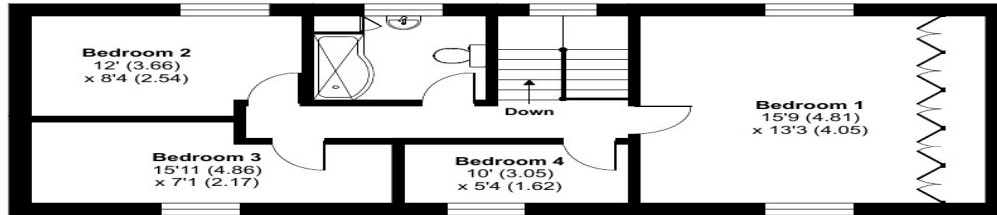
Shipton Road, OX18

Approximate Area = 1756 sq ft / 163.1 sq m

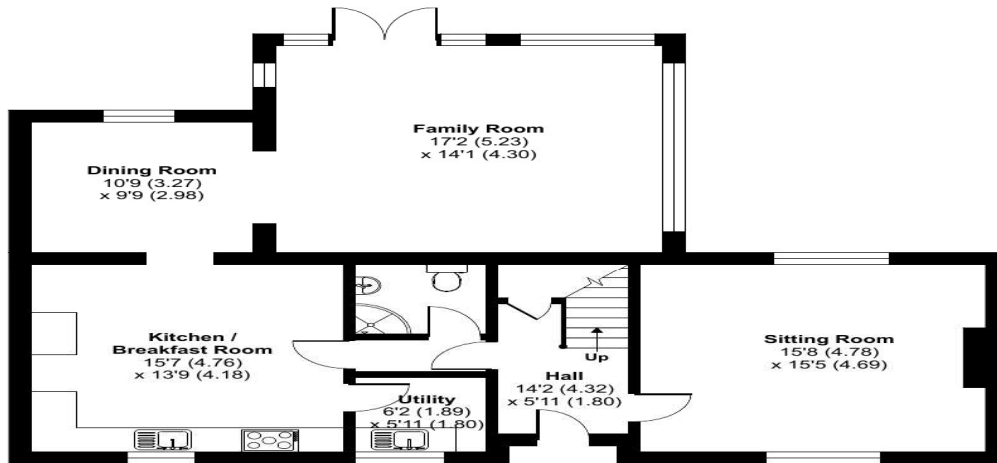
Garage = 468 sq ft / 43.5 sq m

Total = 2224 sq ft / 206.6 sq m

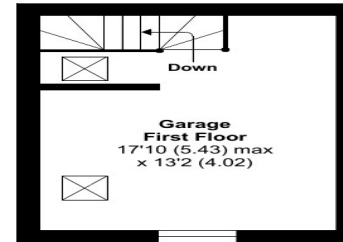
For identification only - Not to scale



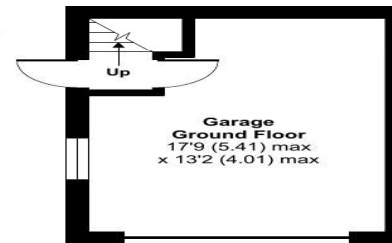
FIRST FLOOR



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

Welcome to

Whistler Shipton Road, Fulbrook Burford

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

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

£795,000



View this property online allenandharris.co.uk/Property/WIT105921



Property Ref:
WIT105921 - 0021

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property


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