



MEADOW BARN
FULBROOK, OXFORDSHIRE

Burford 0.6 miles, Chipping Norton 10 miles,
Daylesford Organic 10 miles, Oxford 20 miles,
Cheltenham 24 miles, Charlbury Mainline Station
7.8 miles (London Paddington from 70 minutes) Oxford
Parkway Station 18.5 miles (London Marylebone from
55 minutes) (All times and distances approximate).

AN ATTRACTIVE AND
SPACIOUS FOUR/FIVE
BEDROOM PERIOD BARN
CONVERSION WITH
VERSATILE ACCOMMODATION,
ON A NO-THROUGH LANE IN
THIS POPULAR COTSWOLD
VILLAGE CLOSE TO BURFORD.



Butler
Sherborn

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Ground Floor: Entrance Hall • Sitting Room • Inner Hall
Family/Dining Room • Kitchen • Study • Utility Room
Cloakroom • Workshop/Garden Store

First Floor: Galleried Landing • Master Bedroom Suite
with Shower Room and Mezzanine Dressing Room
Playroom/Bedroom Five • Two further Bedrooms
Family Bathroom

Second Floor: Study/Sitting Room • Double Bedroom

Outside: Driveway • Bike Store • Bin Store • Understairs
Store • Garden with Dining Terrace and Produce Area

DESCRIPTION

Meadow Barn is an attractive period property believed to date back to the 18th Century. It has been extended and remodelled to provide well presented and spacious family accommodation, with high ceilings, exposed beams and timbers and generous storage that provides both a spacious central living area and quieter retreats. Of particular note are the welcoming sitting room and the large part-vaulted dining/family room with direct access to the garden, which is very much the heart of the home. The bedroom layout ensures that each room feels both quiet and private. The large playroom/bedroom five is dual



aspect and could easily accommodate an en suite, and the delightful bedroom and study/sitting room in the eaves, which is ideal for a teenager, also has potential for en suite facilities (both subject to planning regulations). The pretty, sheltered, walled garden spans the depth of the property and has separate pedestrian access.

ACCOMMODATION

Ground Floor

The sitting room is situated off the hall, with french doors leading to the garden, a window with an inviting window seat to the front, and a stone fireplace with a wood burning stove. The remaining ground floor accommodation is reached via a useful inner hall with generous storage cupboards that leads, via a short flight of steps, to the family/dining room; or by a separate set of steps adjacent to the cloakroom that leads to the utility room, with storage and plumbing for laundry appliances; and the part-vaulted kitchen. This is fitted with a traditional range of storage units, a range style cooker with a contemporary extractor hood, and integrated fridge and dishwasher. Glazed doors lead to the adjacent family/dining room, which is wonderfully light and spacious with a part vaulted ceiling with electric skylights and extensive windows and french doors overlooking the garden. Beyond steps rise to the study, with fitted shelving and cupboards. From here an internal door leads to the workshop/garden store, providing easily accessed storage from inside the house.

First & Second Floors

Stairs rise from the entrance hall to a broad galleried landing with a vaulted ceiling, flooded with light by windows to the front aspect. The master suite is quietly situated to one side and has a shower room with contemporary fittings and stairs rising to a galleried dressing room. There are two further bedrooms with fitted wardrobes and a family bathroom on this floor, as well as the playroom/bedroom five, which is above the sitting room.



Stairs rise to a fitted attic study/sitting room, leading to a charming eaves bedroom with fitted wardrobes, at the back of which is the door leading to the large attic storage space.

OUTSIDE

The property is situated around a gravel courtyard parking area, with an electric vehicle charging point and doors to the generous bike store, the bin store and the understairs store. The delightful walled garden is to one side, accessed from both the sitting room and the family/dining room. It has an external pedestrian door to the farm track adjacent, part of which is in the ownership of the barn. The garden is predominantly laid to lawn with a deep paved dining terrace, an ornamental pond, a play area, access to the garden store and a fenced produce area with raised vegetable beds. It is planted with an array of mature trees, shrubs and herbaceous plants and is particularly sheltered.

SITUATION & AMENITIES

Fulbrook is an attractive village in the Windrush Valley, within an Area of Outstanding Natural Beauty, and ideally situated to access all that the Cotswolds have to offer. It has a Norman Church and

a popular pub, and is within walking distance of picturesque Burford High Street, which is less than a mile away. Burford offers a wide range of everyday shopping facilities, including a butcher, newsagent, post office, baker, and general store. In addition, there are boutiques, restaurants, famous coaching inns, public houses, and antique shops. Other historic larger centres such as Oxford, Cheltenham, Stratford-upon-Avon and Warwick are within driving distance and provide more extensive amenities and facilities. Road communications are good with access to the A40 connecting to the M40 to London, and the M5 to the west. Rail stations at Oxford Parkway and Charlbury provide a regular service to London Marylebone and Paddington taking from 55 and 70 minutes respectively.

Amenities nearby include the Cotswold Wildlife Park, Burford. Golf at Burford, and Wychwood. Racing at Cheltenham, Newbury and Stratford-upon-Avon. Theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon.

SERVICES

Mains water (the stopcock is behind the dryer in the utility room), drainage and electricity. Oil fired heating and hot water.

(The storage tank is in the garden). Electric underfloor heating to en suite shower room. Gigaclear Super-fast Broadband connection available. Electric Vehicle Charging Point. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

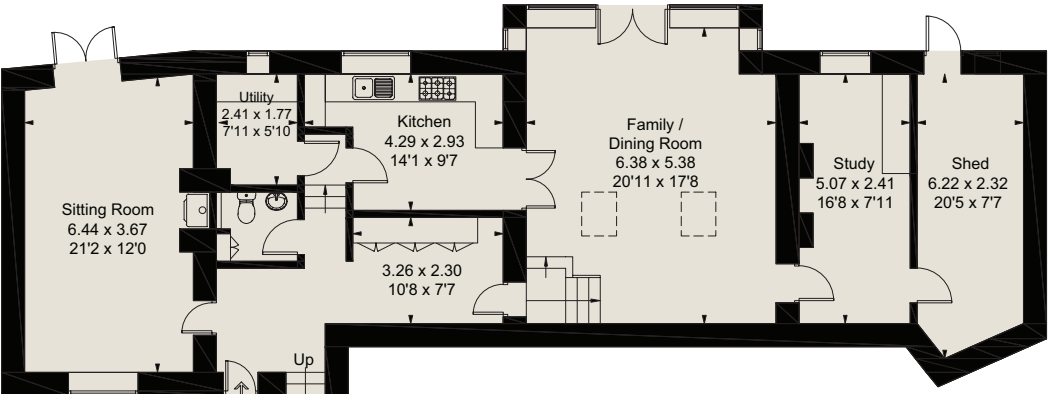
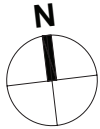
Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including the climbing frame, garden statuary, flower pots and ornaments, and the chandelier in the dining room are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

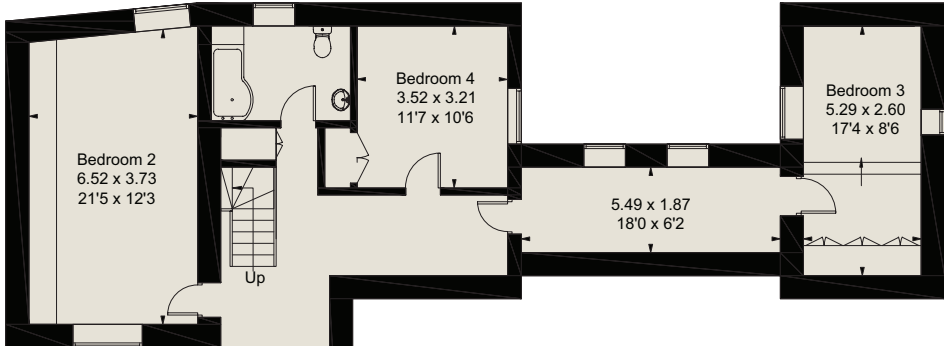
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.



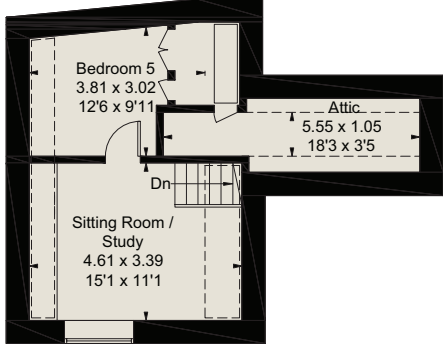
Approximate Floor Area = 296.0 sq m / 3186 sq ft
 Outbuilding = 17.0 sq m / 183 sq ft
 Total = 313.0 sq m / 3369 sq ft



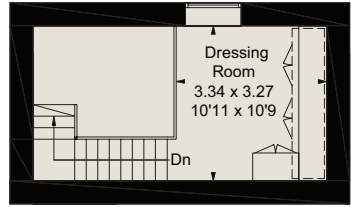
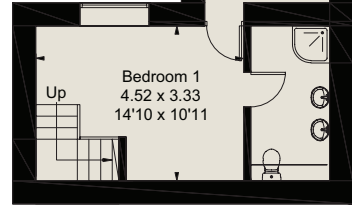
Ground Floor



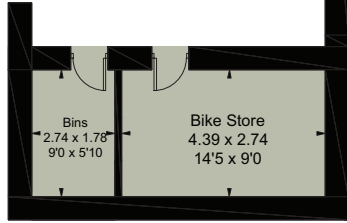
First Floor



Second Floor



Mezzanine



[Symbol] = Reduced head height below 1.5m

TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney,
Oxfordshire. T 01993 861000 W westoxon.gov.uk

COUNCIL TAX

Band G

VIEWING

Please telephone Katy at Butler Sherborn, Burford Office
T 01993 822325 or The London Office T 0207 839 0888.
E katy@butlersherborn.co.uk

DIRECTIONS (POSTCODE OX18 4BS)

From Burford take the A361 north towards Chipping Norton, crossing the bridge at the bottom of the hill and turning right at the roundabout. Continue up the hill into Fulbrook, following the road through the village and turn right at the war memorial into Meadow Lane. Meadow Barn will be found after a short distance on the left.

what3words: [///spot.outbound.totals](https://www.what3words.com/spot/outbound/totals)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E	40		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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