

3 MANOR FARM BARN

FULBROOK, BURFORD, OXFORDSHIRE



**A Grade II Listed five-bedroom
Cotswold stone period barn
conversion, situated on the edge of
Fulbrook with attractive garden and
stunning views over neighbouring
countryside**

Ground Floor: Boot room with WC • Kitchen/breakfast
room • Conservatory • Open plan sitting/dining room

First Floor: Principal bedroom with adjoining bathroom
• Two further bedrooms. Family bathroom

Second Floor: Two Bedrooms

Outside: Side gravel parking • Driveway • Attractive
rear garden.

Butler 
Sherborn

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DESCRIPTION

Believed to have dated back to the 1800's and later converted in the 1980's, 3 Manor Farm Barns is located at the top of a no through lane in the village of Fulbrook. Arranged over three floors with original features such as exposed stone and beams, the barn is beautifully balanced throughout.

With gravelled parking and driveway the barn enjoys an attractive generous garden with well stocked borders, feature pergola and generous lawned area are, all bound by Cotswold stone walling. Ideal as a family home or weekend retreat, with westerly facing aspect and open views over neighbouring countryside and located just under a mile from Burford with all the amenities in the town.



SERVICES

Mains water, electricity and oil fired central heating. Gigaclear Broadband. (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 particulars are included in the sale. Some additional items 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 quasieasements 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.

TENURE

Freehold

LOCAL AUTHORITY

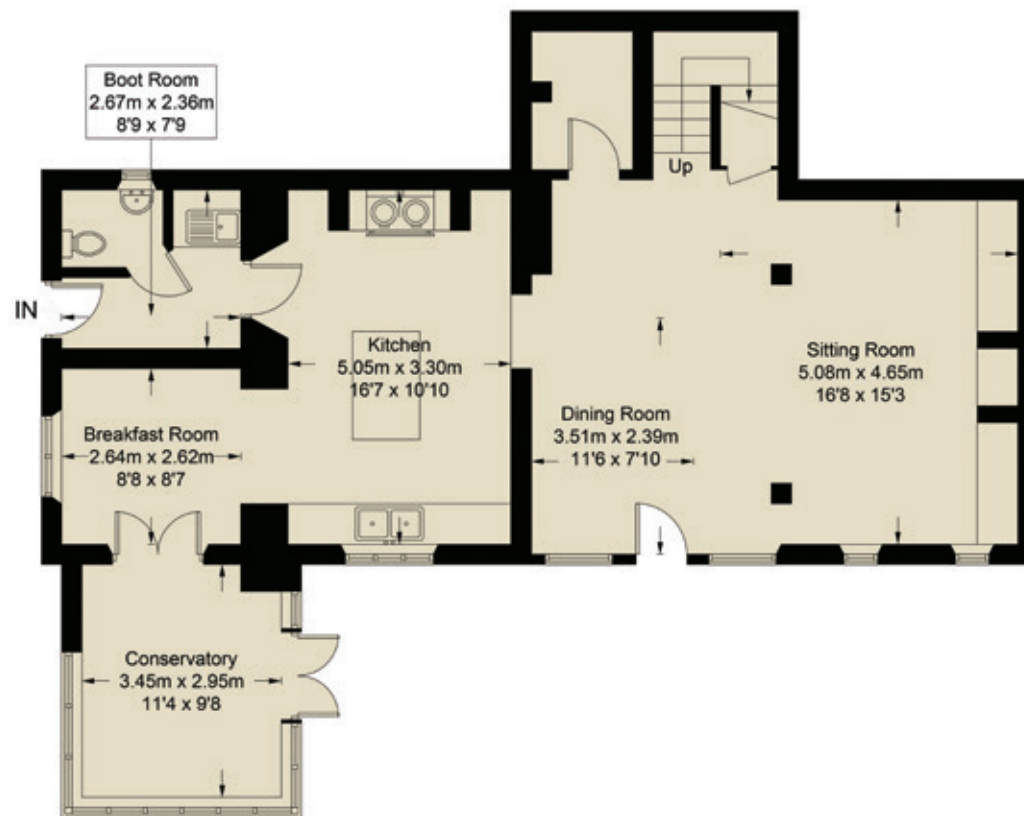
West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk

COUNCIL TAX: Band F

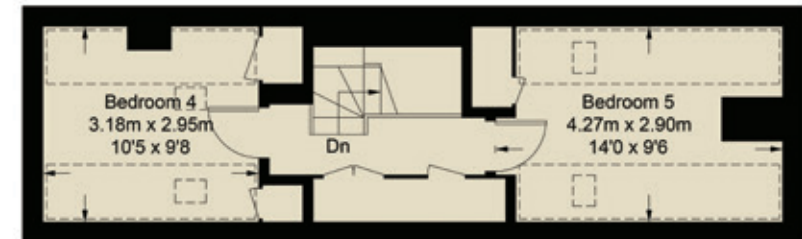
VIEWINGS

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

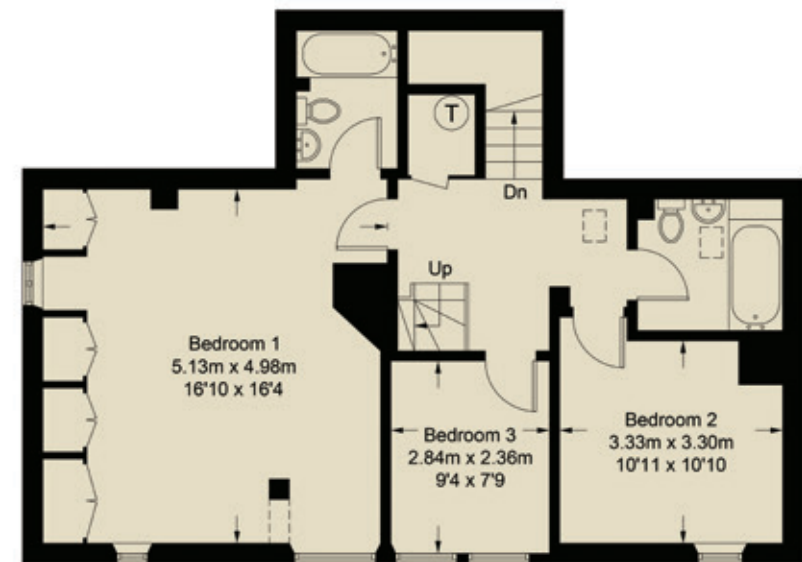




Ground Floor
93.8 sq m / 1010 sq ft



Second Floor
31.7 sq m / 341 sq ft



First Floor
66.1 sq m / 711 sq ft

Approximate Gross Internal Area = 191.6 sq m / 2062 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID943129)

DIRECTIONS (OX18 4BX)

From Burford take the A361 and continue through Fulbrook. Turn left to Upper End and continue to the end of the lane where 3 Manor Farm Barn can be found on the left hand side.

what3words: ///overture.promoted.stretcher



Pubs

The Carpenters Arms, Fulbrook – 0.8 miles
Bull, Burford – 1.4 miles



Schools

Burford Primary and Secondary – 1.8 miles
Windrush Valley School, Ascott-under-Wychwood – 4.7 miles
Kingham Hill School, Kingham – 10.1 miles
Cockethorpe School, Witney – 10.4 miles



Train station

Charlbury – 7.2 miles
Oxford – 20.8 miles



Members Clubs

Estelle Manor – 14.9 miles
Soho Farmhouse – 16 miles
Daylesford – 10 miles

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