

4 Manor Farm Barns
Fulbrook, Oxfordshire



TO LET

A terraced barn conversion, on the edge of the village, with stunning views over the surrounding countryside

Accommodation

Sitting Room • Kitchen/Breakfast Room • Utility Room • 2 Double Bedrooms • Bathroom • Cloakroom
Courtyard Garden • Allocated Parking for 1 or 2 cars

Description

4 Manor Farm Barns is a deceptively well-proportioned and light barn conversion located in a peaceful semi-rural location. The garden is to the front of the property, laid to lawn with patio area and raised planters. To the side of the property there is parking for 1 or 2 cars.

Situation & Amenities

Burford 1 mile • Chipping Norton 10 miles • Stow-on-the-Wold 10 miles • Oxford 20 miles
(all distances approximate)



Schools

Burford Primary & Burford School 1 mile
Bourton Primary & Cotswold School 10 miles



Pubs

Carpenters Arms – within walking distance
Burford (Pubs & Restaurants) – 1 mile



Train Stations (London to Paddington)

Charlbury Station 8 miles
Kingham Station 8 miles



Shopping

Burford 1 miles • Witney 8 miles
Cheltenham 23 miles • Oxford 23 miles



Sport & Leisure Facilities

Golf at Burford & Wychwoods. Racing at Cheltenham & Stratford-upon-Avon. The surrounding countryside is superb for walkers, with a wide network of footpaths and bridleways.



Burford Office

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Disclaimer

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Fixtures and Fittings

Available to let unfurnished. Electric oven and hob. Integral Dishwasher, undercounter fridge & freezer. There is a wood burning stove in the Sitting Room.
(Please note any items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).

Services



Mains Water



Mains Electricity



Mains Drainage



Electric Underfloor heating.

Telephone and broadband availability subject to packages and transfer regulations.
Accessibility can be checked online via: checker.ofcom.org.uk

Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit. Cotswold District Council – Tel: 01285 623000. Council Tax Band D

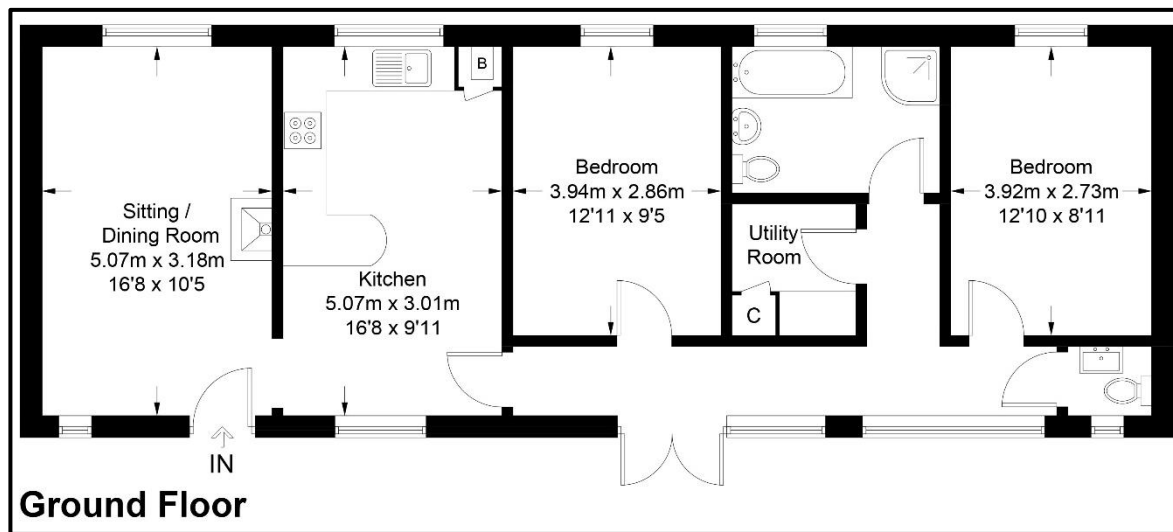
Viewings Strictly by appointment - Tel: 01993 822325

Directions OX18 4BX

From Burford travel on the A361 towards Chipping Norton. Travelling through Fulbrook, passing the war memorial on the right hand side, proceed around the bend to the left and as the road starts to climb the hill, leaving the village, turn left at a small triangle into Upper End. Continue to the very top of the road, passing through the parking for The Manor and take the next left where the barn will be found on the right hand side. What3Words: ///ivory.empty.punctured



4 Manor Farm Barns, Upper End, Fulbrook, Burford, OX18 4BX



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) 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		



Approximate Gross Internal Area = 77.1 sq m / 830 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1209224)

