

WATERLOO FARM

FULBROOK, OXFORDSHIRE



Waterloo Farm

Fulbrook, Oxfordshire

The perfect countryside retreat set within its own private valley with barns and outbuildings, three cottages, a tree lined drive, in all about 67 acres

WATERLOO HOUSE

Ground Floor: Entrance porch • Drawing room • Office • Cloak room
Dining room • Pantry • Kitchen/breakfast room • Larder
Sitting Room • Utility • Boot room • Shower room

First Floor: Principal bedroom with dressing room and adjoining bathroom • Library • Four further bedrooms, one with en-suite
Family bathroom • Laundry room • Study

Second Floor: Bedroom • Bathroom

ROWAN COTTAGE

Entrance porch • Kitchen/breakfast room • Sitting room
Conservatory • Double bedroom with en-suite bathroom
Two further double bedrooms • Shower room

BEE COTTAGE

Ground Floor: Entrance porch • Sitting room • Conservatory
Kitchen • Study • Utility room

First Floor: Two double bedrooms • Family bathroom

ROCK COTTAGE

Ground Floor: Entrance porch • Kitchen • Sitting room

First Floor: Two bedrooms • Family bathroom

OUTSIDE

Formal Gardens • Pasture Land • Spring fed pond • Stables
Garaging • Party Barn/Sports barn • Greenhouse • Kitchen garden
Riding arena • Tennis Court • Open plan barn/ workshop
Large modern agricultural building • Stores

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DESCRIPTION

Set in the heart of the Oxfordshire countryside, Waterloo Farm is the quintessential rural retreat, offering exceptional privacy and tranquillity within its own secluded valley. Approached via a tree-lined drive and extending to approximately 67 acres, the estate features an elegant principal residence and three charming cottages, making it ideal for multi-generational living, guest accommodation, or rental income.

At the centre of the estate stands Waterloo House, a substantial family home with beautifully proportioned rooms and a flexible layout. The ground floor includes an inviting entrance hall, cloakroom, drawing room, family room, formal dining room, study, and a spacious kitchen/breakfast room, along with a practical boot/utility room. Upstairs, the principal suite includes a luxurious bedroom, dressing area and private bathroom. There are two additional en-suite bedrooms, four further bedrooms, and two family bathrooms offering ample space for family and guests alike.

The estate includes three additional cottages, two of which are placed at the entrance to the estate and one above the garages next to the main house.

Outside, the property continues to impress with extensive pasture land, spring-fed ponds, and a variety of outbuildings, including stables, garaging, a party/sports barn, open-plan barn, workshop, and a large modern agricultural building. Equestrian facilities include a riding arena, while the kitchen garden, greenhouse, and expansive grounds offer the perfect blend of lifestyle and practicality.

Waterloo Farm offers a rare opportunity to acquire a private, versatile estate in an outstanding rural location, ideal for country living on a grand yet comfortable scale.





SERVICES

Oil fired central heating and hot water. Mains electricity. Private water and drainage. 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 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.

TENURE

Freehold

LOCAL AUTHORITY

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

COUNCIL TAX:

Waterloo Farm Band G
Rock Cottage Band D
Bee Cottage Band D



VIEWINGS

Please telephone Helen at Butler Sherborn, Burford
Office T 01993 822325 or The London Office T 0207 839
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DIRECTIONS (OX18 4BZ)

From Burford take the A361 and continue through
Fulbrook. Continue up the hill the driveway to Waterloo
Farm can be found on the left hand side.

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Pubs

- The Carpenters Arms, Fulbrook – 0.8 miles
- Bull, Burford – 1.4 miles
- The Swan, Swinbrook – 2.4 miles
- The Three Horseshoes, Asthall – 3.1 miles

Schools

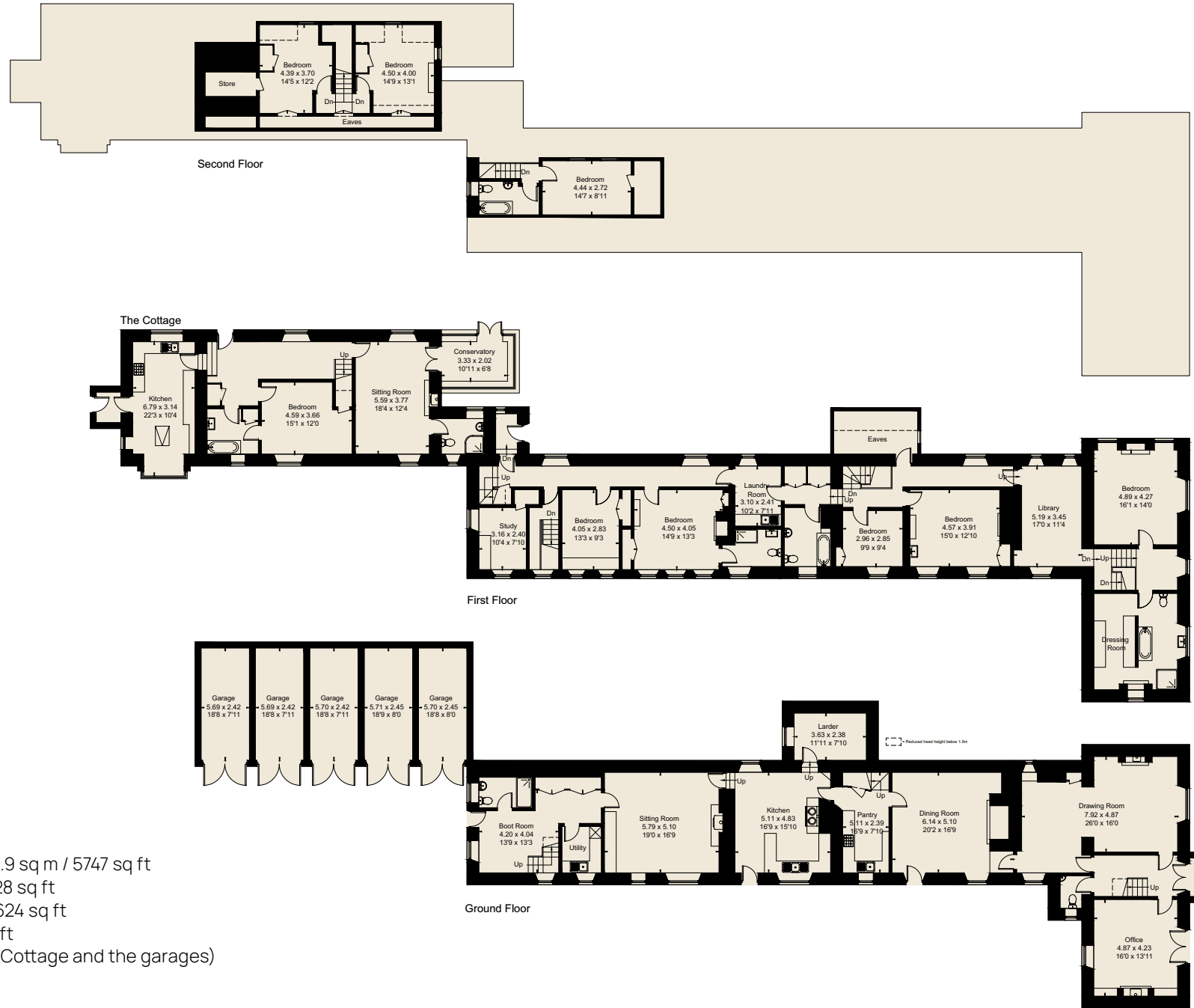
- Burford Primary and Secondary – 1.8 miles
- Windrush Valley School, Ascott-under-
Wychwood – 4.7 miles
- Kingham Hill School – 10.6 miles
- Dragon School, Oxford – 19.8 miles

Train station

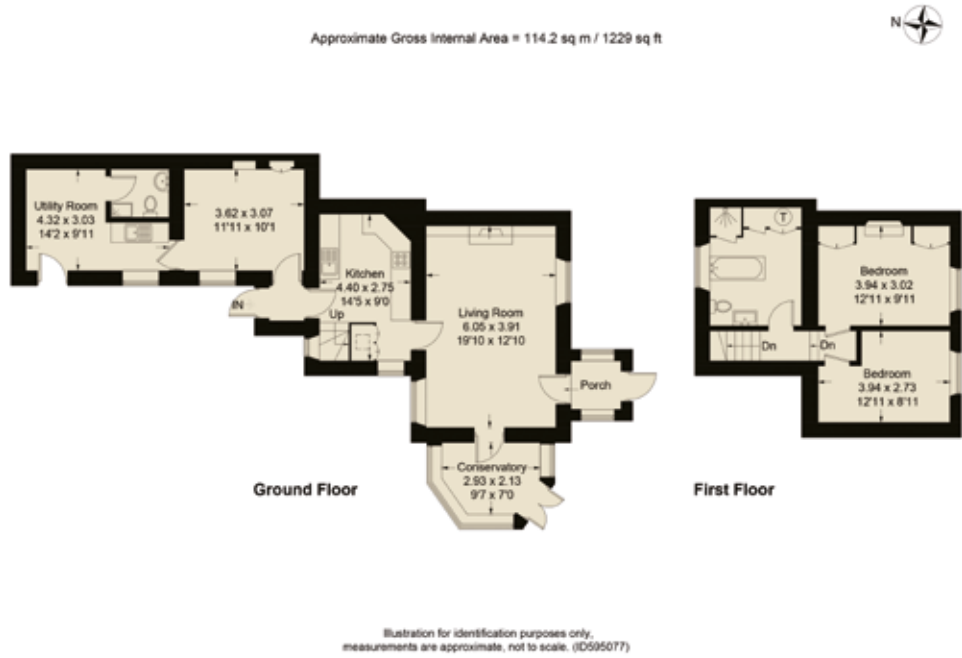
- Charlbury – 7.2 miles
- Oxford – 20.8 miles

Members Clubs

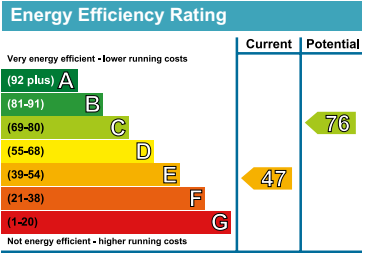
- Estelle Manor – 14.9 miles
- Soho Farmhouse – 16 miles
- Daylesford - 10 miles



Approximate Floor Area = 533.9 sq m / 5747 sq ft
The Cottage = 104.8 sq m / 1128 sq ft
Outbuildings = 894.1 sq m / 9624 sq ft
Total = 1722.3 sq m / 18538 sq ft
(Including Rock Cottage, Bee Cottage and the garages)



Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: May 2025. Particulars written: May 2025. Brochure by wordperfectprint.com





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