

1 MANOR COTTAGE

FULBROOK, BURFORD, OXFORDSHIRE



A charming two-bedroom cottage built from traditional Cotswold stone, located on the outskirts of Fulbrook, featuring a rear garden and a garage

Ground Floor: Sitting room • Kitchen
Bathroom • Double bedroom

First Floor: Double bedroom

Outside: Garden • Garage

Butler 
Sherborn

Burford Office

2 Lower High Street, Burford, Oxfordshire, OX18 4RR

T 01993 822325

E katy@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk





DESCRIPTION

1 Manor Cottage is a delightful period property, currently used as a holiday let, tucked away at the top of a quiet no-through lane in the picturesque village of Fulbrook, just a short distance from Burford. This charming Cotswold stone cottage offers flexible accommodation, including a ground floor bedroom and bathroom, ideal for guests or single-level living and a spiral staircase leading to a upper bedroom. Full of period features such as exposed beams and a traditional fireplace, the interior exudes warmth and charm. Outside, a pretty rear garden provides a peaceful spot to relax, and the property also benefits from a garage.

SERVICES

Mains water, electricity. 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.

N.b - There is a Right of Way for 2 Manor Cottage, across the rear garden of 1 Manor Cottage.

TENURE

Freehold

LOCAL AUTHORITY

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

Council Tax: Band C

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

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 1 Manor Cottage can be found on the right hand side.

what3words: ///sensibly.junior.version



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
Dragon School, Oxford – 19.8 miles



Train station

Charlbury – 7.2 miles
Oxford – 20.8 miles



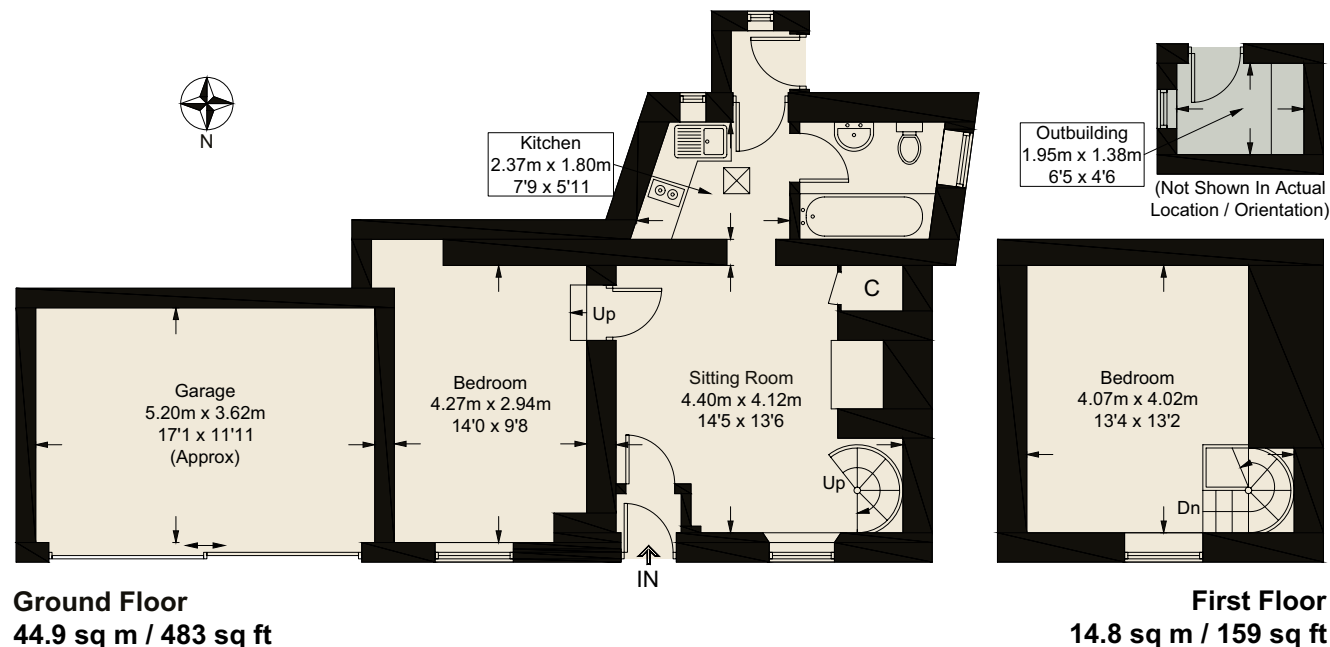
Members Clubs

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

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1 Manor Cottage, Upper End, Fulbrook, Burford, OX18 4BX



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