



Plovers
Westhall Hill | Fulbrook | Oxfordshire | OX18 4BJ

STEP INSIDE

Plovers

Stunning detached rustic residence in the picturesque and quiet setting of Westhall Hill in Fulbrook.

Plovers stands as an exceptional detached family home situated in the secluded, private and peaceful Westhall Hill area of Fulbrook, close to the historic town of Burford. Constructed around the 1960s, this distinguished family abode provides generous living space across two levels. Several key rooms enjoy delightful vistas of the gardens and countryside, extending towards the Burford Church spire. The property offers a great opportunity for personalisation to suit your individual style. Whether you're interested in modernising the space, adding further rustic charm, or incorporating unique design elements, the possibilities are endless.

Ground Floor

The inviting entrance hall showcases stone flooring and a stunning cherry wood staircase. Off the hall you will find a charming dual-aspect drawing room, complete with a cosy wood burner and doors that open out to the delightful front garden.

The well-equipped kitchen is fitted with an extensive range of wall and floor cabinets, featuring new Bosch appliances and an electric Range with increased fuel efficiency. The bright conservatory offers additional accommodation, with a door opening out onto the garden. Accessed from the kitchen is a well-appointed utility room, providing ample storage and a separate shower room.

First Floor

The first floor features three generously sized bedrooms, bathed in natural light, creating an airy and inviting atmosphere. The primary bedroom includes an en-suite cloakroom and built-in cupboards. Additionally, there is a family bathroom serving the other bedrooms.





Step Outside

The garage is a versatile space, ideal for a playroom or cinema room, with a room above. There is significant potential to develop a self-contained annexe, subject to the necessary planning permissions. The house is complemented by a fully landscaped, gently sloping fully-fenced garden featuring mature spruce trees, box hedging, well-maintained lawns, patio area, and outdoor lighting. A gated entrance and long driveway lead past the house to the main entrance, offering ample parking for several vehicles. The property enjoys stunning, far-reaching views of the surrounding countryside.

KEY FEATURES

- Entrance hall
- Drawing room
- Conservatory
- Kitchen
- Utility
- Playroom/cinema
- Three bedrooms
- Two bathrooms
- Large south-facing gardens
- Parking for six cars





LOCATION

Fulbrook is a delightful Cotswold village situated across the River Windrush to the north-east of Burford, on the Oxfordshire/ Gloucestershire border within an Area of Outstanding Natural Beauty, peppered with unique and characterful homes with glorious surrounding countryside and a thriving community, all just 1 mile from Burford.

Burford is arguably one of the prettiest, unspoiled, and most photographed towns in England, with its wonderfully characterful and famed high street with traditional and independent shops, cafes, restaurants, pubs and hotels, as well as a primary and secondary school. From here you have fabulous countryside walks and you can easily access everything the Cotswolds has to offer.

The A40, is located to the south of Burford and provides excellent transport links to Oxford of which is just 20 miles away. Kingham and Charlbury Train Stations are both approximately 8 miles away, with their direct links to London Paddington

For leisure activities, there are golf courses at Wychwood, Naunton Downs, Cheltenham, Chipping Norton, Burford, and Cirencester. Enjoy racing at Cheltenham and Stratford-upon-Avon, and polo at Cirencester Park. The area also features theatres in Stratford-upon-Avon, Cheltenham, and Oxford.

Educational options are outstanding, with highly regarded private and state schools such as Burford School, The Cotswold School, Cokethorpe, and Kingham Hill School, along with a wider selection in Oxford and Cheltenham. The Cotswolds' event calendar is brimming with activities, from world-renowned international festivals like the Cheltenham Literature Festival and Cheltenham Gold Cup Week, to major music events such as the Wilderness Festival and the Big Feastival. The area also hosts numerous concerts, exhibitions, arts and literature festivals, and theatrical productions throughout the year.





Services, Utilities & Property Information

Utilities – Oil-fired heating. Mains electricity, water, and drainage. BT Landline.

Tenure - Freehold

Property Type - Detached house

Construction Type – Standard – Cotswold stone

Council Tax - West Oxfordshire District Council

Council Tax Band G

Parking – Parking spaces for six cars

Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Ultrafast Fibre Broadband connection available- we advise you to check with your provider.

Special Notes – There are trees on the property with Tree Preservation Orders.

Directions – What3words ///unfit.perfected.mixer - From Burford, cross the bridge and turn right, following the signpost at the roundabout to Fulbrook. Continue up the hill and take the first left onto Westhall Hill where you will see a Fine & Country board, continue along the road and Plovers is the fifth property on the right.

Viewing Arrangements

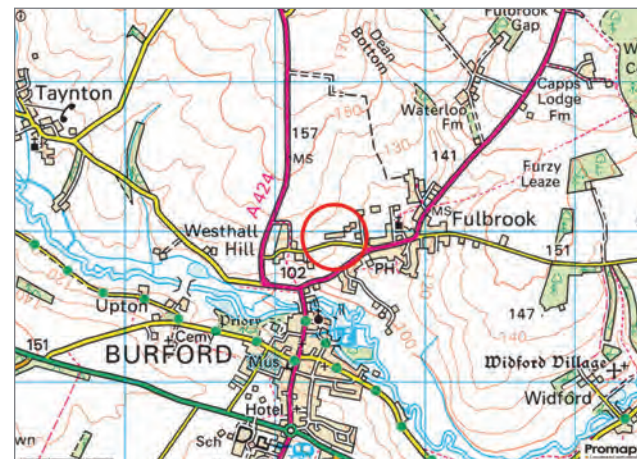
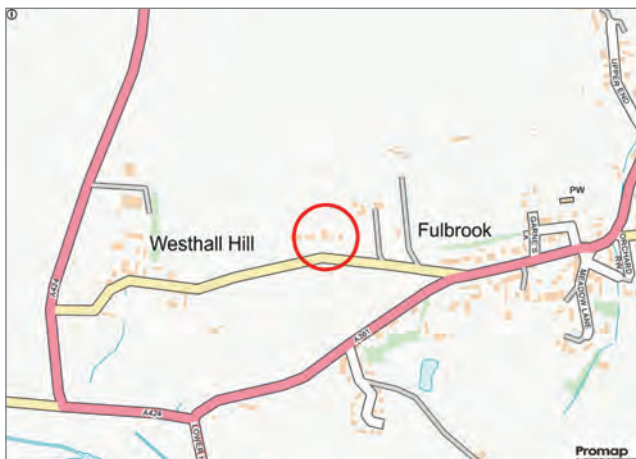
Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648748 or 01608 619919.

Website

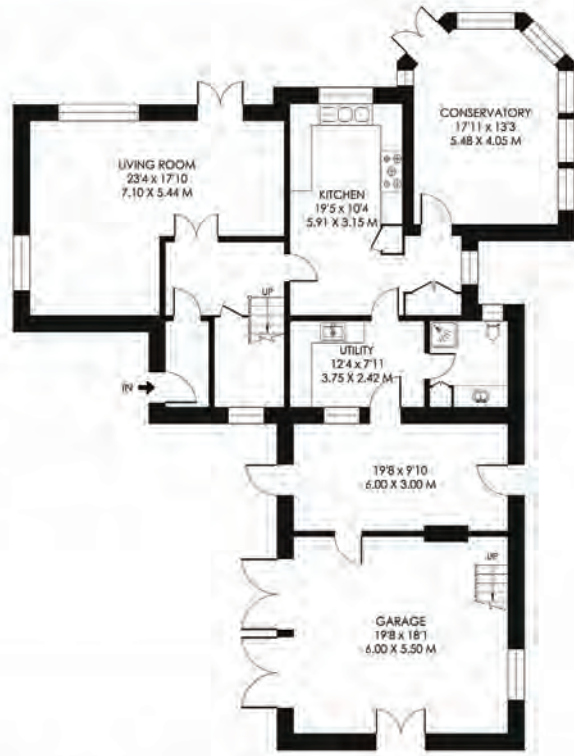
For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings, and appliances referred to have not been tested, and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property-related details rests with the buyer.



PLOVERS, WESTHALL HILL, FULBROOK



GROUND FLOOR



FIRST FLOOR



APPROXIMATE GROSS INTERNAL FLOOR AREA:
 MAIN HOUSE : 2508 SQ FT
 GARAGE : 356 SQ FT
 TOTAL AREA : 2864 SQ FT

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 65 D |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 8328850. Registered Office: 121 Park Lane, Mayfair, London, W1K 7AG. Printed 26.07.2024





KATHRYN ANDERSON

PARTNER AGENT

follow Fine & Country Cotswolds and Cheltenham on



Fine & Country Cotswolds and Cheltenham
2 A P Ellis Road, Upper Rissington, Cheltenham GL54 2QB
01608 619919 | 07979 648748 | kathryn.anderson@fineandcountry.com

