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Tayler & Fletcher



Wychwold Upper End
Fulbrook, Burford, OX18 4BX
Guide Price £700,000



Wychwold Upper End

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This charming detached stone-built cottage presents a rare opportunity for those looking to create a dream home. Requiring full modernisation throughout, the property also benefits from granted planning permission for a double-storey extension and parking, offering exciting scope for future development. The accommodation is arranged over two floors. On the ground floor there is a kitchen, a snug which could also be used as a third bedroom, a bathroom and a cloakroom. To the first floor there are two bedrooms, with the layout providing access to the second bedroom through the first.

Outside, the cottage is complemented by a generous garden, which is mainly laid to lawn and interspersed with a variety of mature shrubbery, creating a private and tranquil setting.

Blending character, charm and outstanding potential, this property is perfect for buyers with vision and creativity who are ready to transform it into a beautiful home.

LOCATION

Wychwold is situated in the heart of Fulbrook just under a mile from the well known medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Burford is within the Cotswolds Area of Outstanding Natural Beauty and the Burford Conservation Area.

Burford provides an excellent range of local shops and amenities, including a baker, butcher, post office, general store, library and doctor's surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses.

Within Fulbrook, there is The Carpenters Arms pub, which is within walking distance from Wychwold.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's prep school towards Faringdon.

From Burford, the area's larger commercial centres of Cheltenham (22 miles), Cirencester (19 miles) and Oxford (19 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to

London Paddington (80 minutes) at Charlbury (8 miles), Kemble (22 miles) and Kingham (8 miles) and a comprehensive local bus network.

DESCRIPTION

This detached stone-built cottage offers character and potential in equal measure. In need of full renovation, it benefits from planning permission for a two-storey extension and parking. The current layout includes a kitchen, snug/third bedroom, bathroom and cloakroom on the ground floor, with two bedrooms above.

OUTSIDE

The cottage is enhanced by a sizeable garden, predominantly laid to lawn and bordered with an array of established shrubs, offering both seclusion and a peaceful atmosphere.

SERVICES

COUNCIL TAX

Band E £2,878.63 payable for the year 2025/2026

LOCAL AUTHORITY

West Oxfordshire District Council,
Elmfield
New Yatt Road
Witney
Oxon
OX28 1PB.
Telephone: 01993 861000





TENURE

The property is Freehold

FIXTURES AND FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

PLANNING

West Oxfordshire District Planning Number: 25/01551/HHD

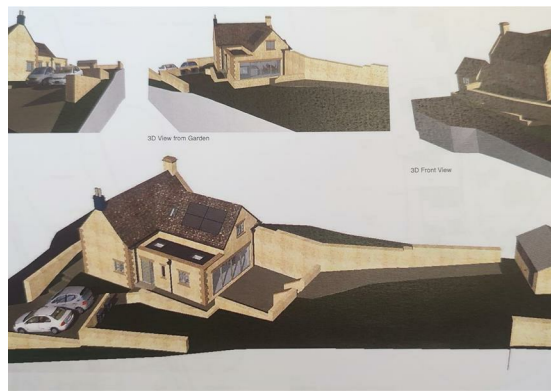
Demolition of existing rear extension and erection of 2 storey and single storey rear extensions and landscaping. (amended plans)

HEALTH AND SAFETY

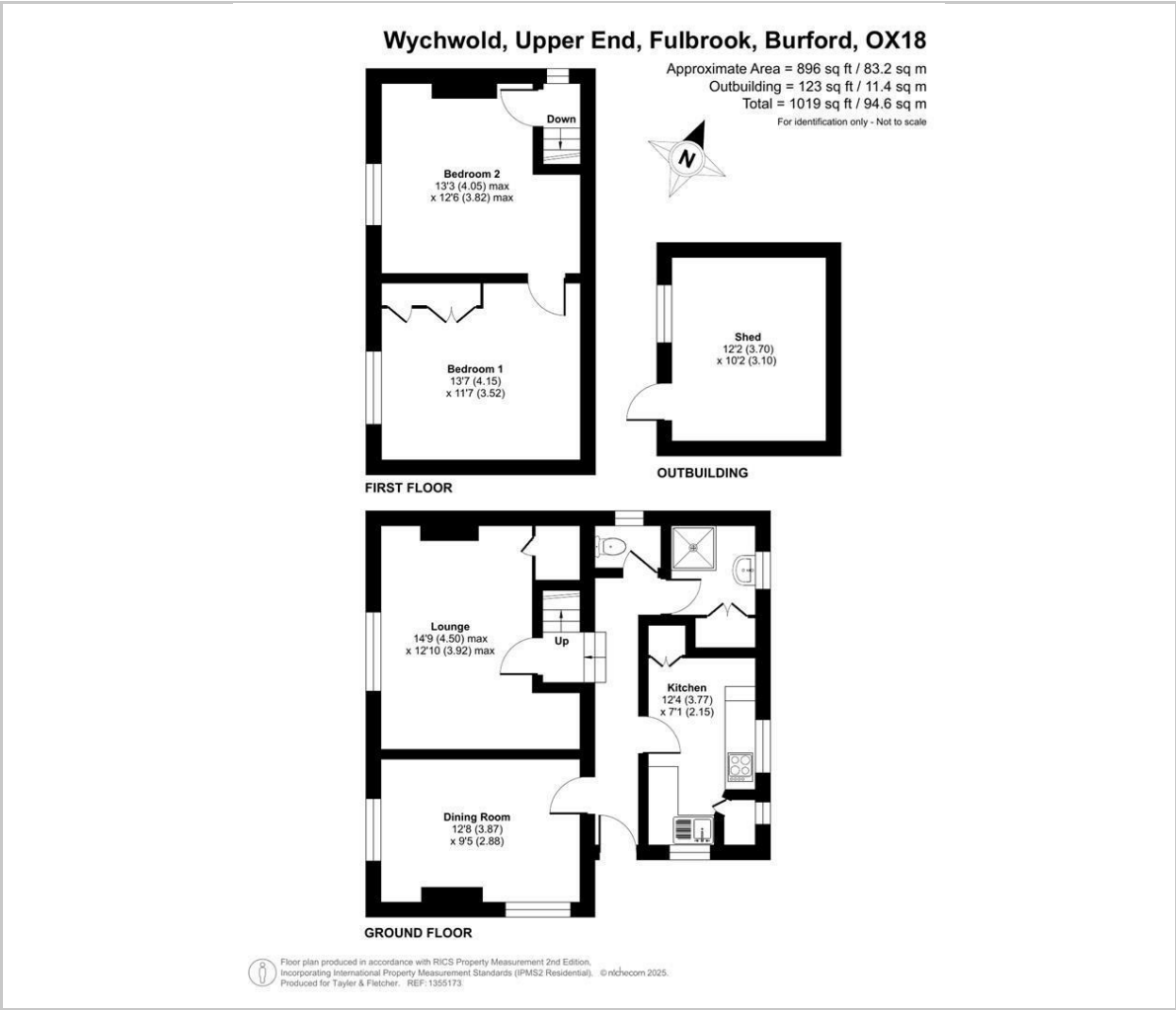
For your own safety please do take care when walking the land. We do not take any responsibility for inspections whether attended or unattended.

VIEWING

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

