

established 200 years

# Taylor & Fletcher



**Enbre**

Beech Grove, Fulbrook, Nr Burford, OX18 4DE

**Guide Price £995,000**





# Enbre

## Beech Grove, Fulbrook, Nr Burford, OX18 4DE

*A light and spacious (3000 sq ft) well presented five bedroom detached house with private garden, garage and driveway located in the heart of Fulbrook within walking distance to schools and amenities in Burford.*

### LOCATION

Enbre 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 close walking distance from Enbre.

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

Enbre is a light and spacious well presented detached house that was built in the early 2000s. The property comprises an entrance hall, cloakroom, kitchen - breakfast room, utility room, dining room - family room, sitting room and study downstairs.

Whilst there is the master bedroom with en suite shower room, four guest bedrooms and two further bathrooms upstairs. One of the bathrooms is an en suite shower room whilst the other is a family bathroom. There is a private rear garden, integrated garage and front driveway providing ample parking for multiple cars.

### Approach

Gravelled driveway. Steps lead to oak timber framed front door to:

### Entrance Hall

Tiled flooring. Timber framed doors to storage cupboard. Double glazed windows to the front elevation. Timber framed door to:

### Cloakroom

With low level WC with concealed cistern and wash hand basin with mixer tap and tiled splashback. Tiled flooring. From the entrance hall, timber framed door to:

### Kitchen - Breakfast Room

Modern fitted storage units to the wall and base level with marble work surfaces. Stainless steel sink unit with mixer tap and tiled splashback. Rangemaster double electric oven and grill. Five ring electric hob with extractor above. Bosch dishwasher. Bosch refrigerator and freezer. Central island with marble work surface and storage units below and breakfast bar seating. Wood laminate flooring. Recessed ceiling spotlighting. Double glazed windows to the rear and side elevations. Timber framed door to:

### Utility Room

Stainless steel sink unit with mixer tap and tiled splashback. Fitted storage units. Wood laminate flooring. Recessed ceiling spotlighting. From the kitchen - breakfast room, proceed through to:



### Dining Room - Family Room

Continuation of wood laminate flooring. Recessed ceiling spotlighting. Double glazed windows to the rear and side elevations. French doors with double glazed insert panels providing direct access into the garden. From the entrance hall, timber framed door to:

### Sitting Room

Recessed stone fireplace and stone hearth. Bay window with double glazed windows to the front elevation. Double glazed windows to the rear elevation. French doors with glazed insert panels providing direct access into the garden. From the entrance hall, timber framed door to:

### Study

Built-in timber book shelving with cupboards below. Double glazed windows to the front elevation. From the entrance hall, stairs with timber balustrade and glass side panels rise to:

### First Floor Landing

Double glazed windows to the front elevation. Timber framed door to:

### Master Bedroom

Vaulted ceiling. Double glazed windows to the side elevation. Velux double glazed windows to the side elevation. Timber framed door to dressing room. Timber framed door to:

### En Suite Shower Room

Low level WC with concealed cistern, wash hand basin with mixer tap, tiled splashback and cupboard below. Shower cubicle with overhead shower. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. From the first floor landing, timber framed door to:

### Bedroom 2

Built-in wardrobes. Recessed ceiling spotlighting. Double glazed windows to the front and rear elevations. From the first floor landing, timber framed door to:

### Bedroom 3

Built-in wardrobes. Recessed ceiling spotlighting. Double glazed windows to the rear elevation. Timber framed door to:

### En Suite Shower Room

Low level WC with concealed cistern, wash hand basin with mixer tap and tiled splashback. Shower cubicle with wall mounted shower. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. From the first floor landing, timber framed door to:

### Bedroom 4

Built-in wardrobes. Velux double glazed window to the front elevation. From the first floor landing, timber framed door to:

### Bedroom 5

Built-in wardrobes. Velux double glazed window to the rear elevation. From the first floor landing, timber framed door to:

### Family Bathroom

Low level WC with concealed cistern, wash hand basin with mixer tap, tiled splashback and cupboard below. Panelled bath with shower attachment. Shower cubicle with overhead shower. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Velux double glazed window to the front elevation.

### OUTSIDE

Enbre has a private rear garden. There is an area of paved patio adjacent to the back of the house that facilitates outside dining and entertaining. Steps lead to a raised expansive area of lawn bordered by mature shrubs and plants, timber fencing, leylandii and beech hedging. Timber garden shed. There is an integrated garage with boiler room at the rear, accessed via a door off the paved patio area. The boiler room houses the central heating boiler. Gravelled front driveway providing ample parking for multiple cars and bordered by beech hedging.

### SERVICES

Mains electricity, water and drainage. Oil fired central heating,

### LOCAL AUTHORITY / COUNCIL TAX

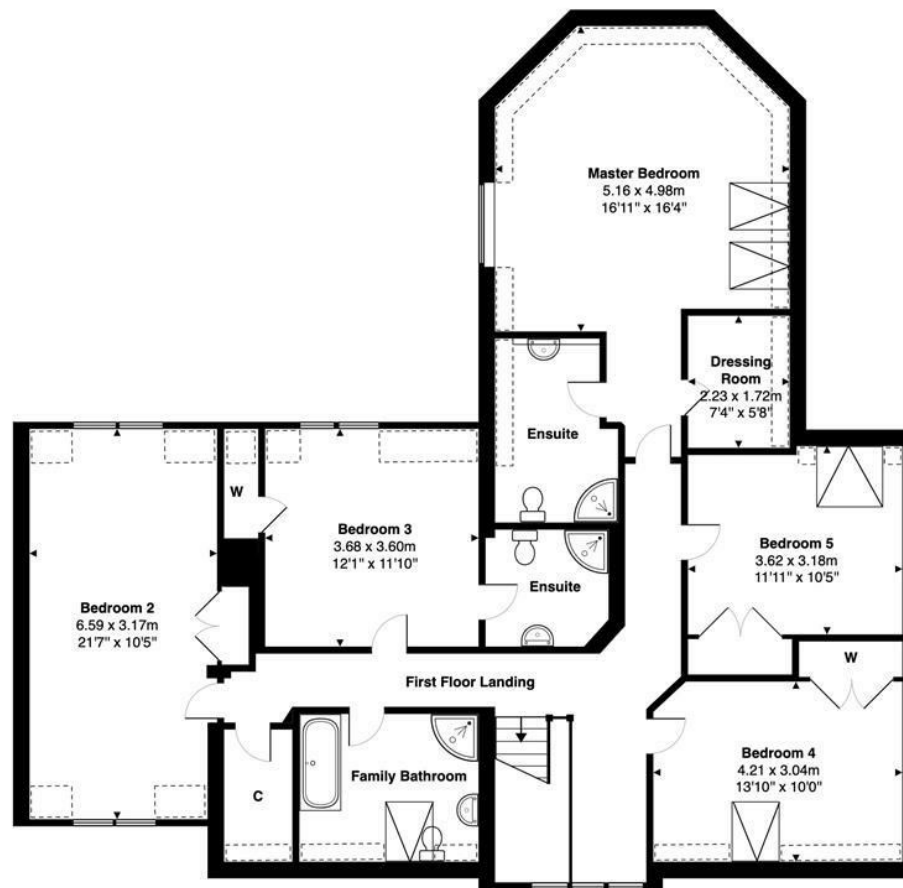
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'G' Rate payable for 2025 / 2026 £3902.07



# Floorplan



**Ground Floor**



**First Floor**

**Approximate Gross Internal Area:**

280.7 m<sup>2</sup> ... 3021 ft<sup>2</sup>

Reduced Headroom  
Below 1.5 m / 5'0"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		69	77
England & Wales		EU Directive 2002/91/EC	