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Tayler & Fletcher



4 Orchard Row

Fulbrook, Nr Burford, OX18 4BT

Guide Price £399,000





4 Orchard Row

, Fulbrook, OX18 4BT

A three bedroom semi-detached house with private terraced garden and off road parking located in a peaceful position within Fulbrook close to Burford and excellent schooling. No onward chain.

LOCATION

4 Orchard Row 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 4 Orchard Row.

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

4 Orchard Row is a semi-detached house that was built in the 1940s. The property is in need of modernisation and comes onto the market for the first time.

The property comprises an entrance porch, dining room, kitchen, sitting room, bathroom and hallway downstairs. There is a separate external utility room. There is the master bedroom, two guest bedrooms and a cloakroom upstairs. The principal terraced garden is located to the rear of the house whilst there is also a terraced garden to the front of the house with off road parking.

Approach

Paved pathway and steps lead to timber framed front door with glazed insert panels to:

Entrance Porch

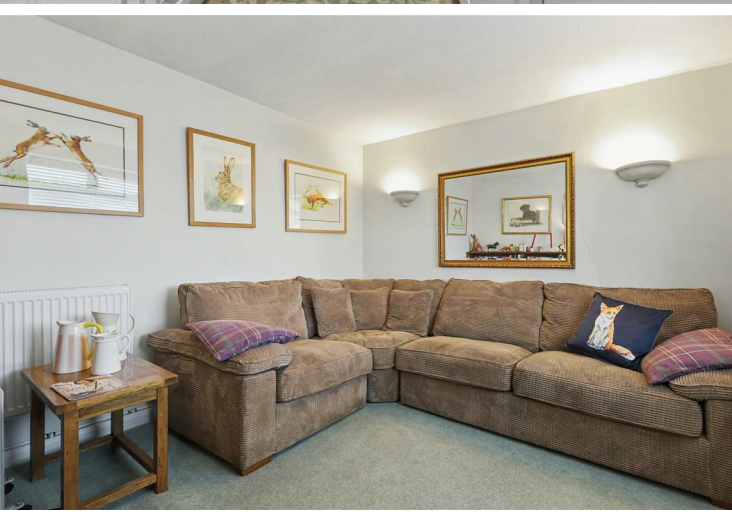
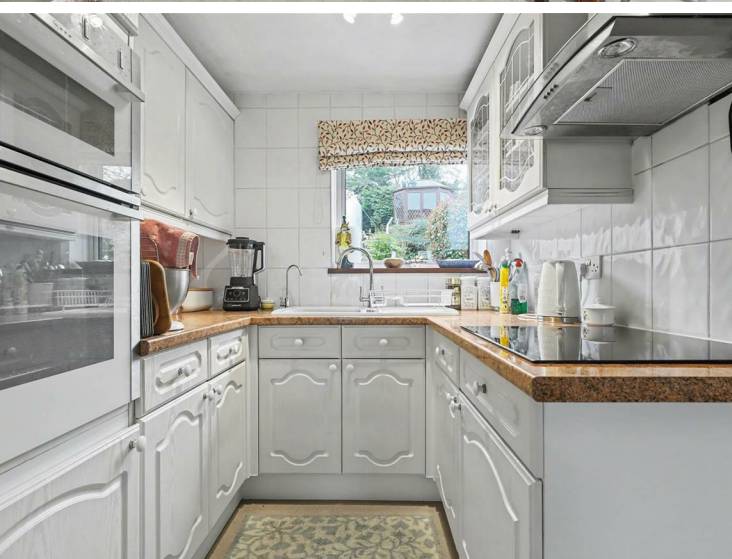
Covered stone porch. Door with glazed insert panels to:

Dining Room

Rayburn oil fired stove. Double glazed windows to the front elevation. Proceed through to:

Kitchen

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Composite work surfaces. Sink unit with tiled splashback. Electric oven and grill. Four ring electric hob with extractor above. Space for refrigerator and freezer. Part tiled walls. Double glazed windows to the rear elevation. From the dining room, proceed through to:



Sitting Room

Double glazed windows to the front elevation. From the dining room, timber framed door with glazed insert panel to:

Hallway

Double glazed window to the side elevation. Door with glazed insert panels providing direct access to the side passage. Timber framed door to:

Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback and cupboards below. Oval bath with shower attachment. Chrome heated towel rail. Part tiled walls. Double glazed windows to the rear elevation. From the side passage, timber framed door with glazed insert panels to:

Utility Room

Sink unit. Space and plumbing for washing machine and tumble dryer. Double glazed windows to the front and rear elevations. From the hallway, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to:

Cloakroom

Low level WC with standard cistern and wash hand basin. Part tiled walls. From the first floor landing, timber framed door:

Master Bedroom

Range of built-in wardrobes. Double glazed windows to the front elevation. From the first floor landing, timber framed door to:

Bedroom 2

Timber framed door to storage cupboard. Range of built-in wardrobes. Double glazed windows to the side elevation. From the first floor landing, timber framed door to:

Bedroom 3

Built-in wardrobe. Double glazed windows to the rear elevation.

OUTSIDE

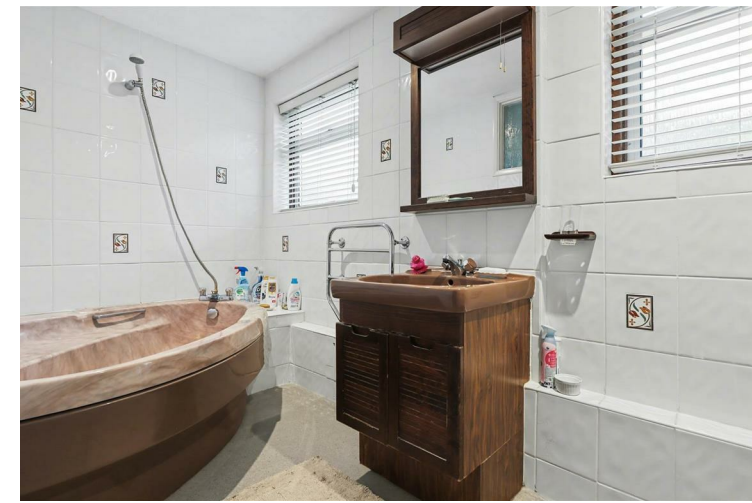
4 Orchard Row has a private rear terraced garden. There is an area of paved patio adjacent to the back of the house which facilitates outside dining and entertaining. Steps rise to the upper level of garden which features an area of lawn bordered by hedging and trellis fencing. Timber summer house. Timber garden shed. There is an additional terraced garden located to the front of the house. This features an area of lawn bordered by Cotswold stone walling and hedging. There is a gravelled area at the bottom of the garden which enables off road parking.

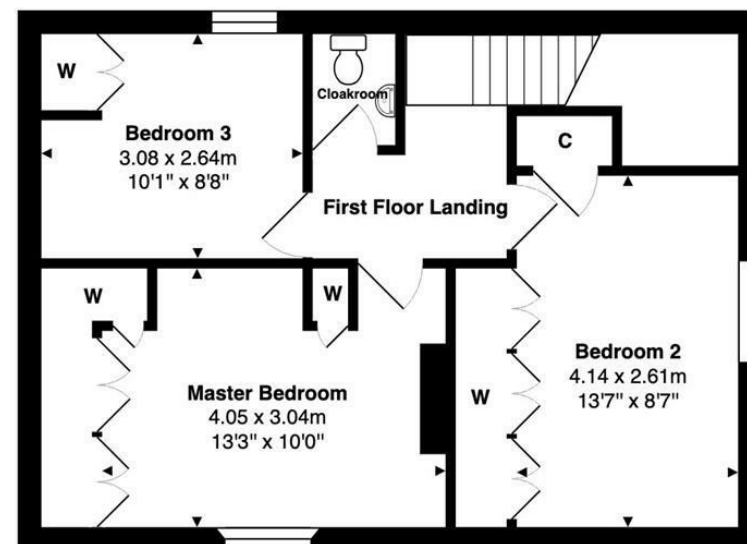
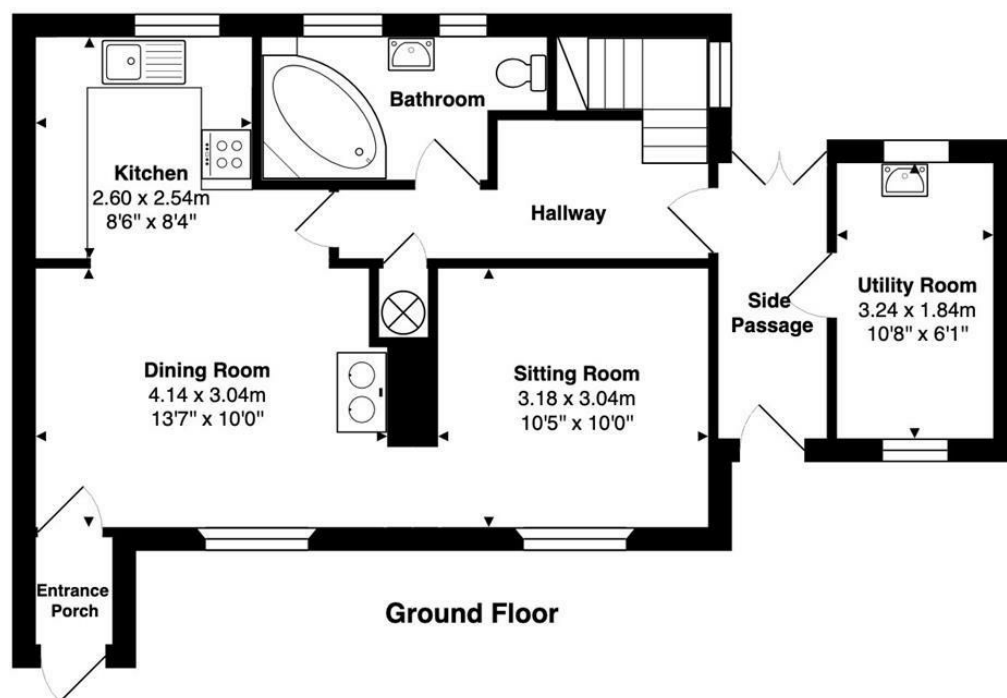
SERVICES

Mains electricity, water and drainage.
Oil fired Rayburn. Electric night storage heating.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'C' Rate payable for 2025 / 2026 £2081.10





Approximate Gross Internal Area
 94.6 m² ... 1018 ft² (excluding utility room)

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



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		74
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC