

established 200 years

Tayler & Fletcher



1 Walnut Row
Fulbrook, Nr Burford, OX18 4BG
Guide Price £399,000





1 Walnut Row

Fulbrook, Nr Burford, OX18 4BG

A four bedroom end terrace house with private garden, garage and off road parking located in a peaceful position within Fulbrook close to Burford and excellent schooling. Annexe income potential. No onward chain.

LOCATION

1 Walnut 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 1 Walnut 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

1 Walnut Row is an end terrace house that was built in the 1940s. The property is in need of modernisation and comes onto the market for the first time in nearly twenty years.

The property comprises an entrance porch, hall, kitchen - dining room, utility room, cloakroom, sitting room and conservatory downstairs. There is the master bedroom with en suite shower room, two guest bedrooms and a shower room upstairs.

Meanwhile, there is a fourth bedroom with en suite shower room above the garage. There is a good sized private west facing garden, double garage and ample off road parking for multiple cars. There is the possibility of generating income using the bedroom and bathroom above the garage as an annexe.

Approach

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

Entrance Porch

Double glazed window to the side elevation. Timber framed door to:

Hall

Timber framed door to:

Kitchen - Dining Room

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Composite work surfaces. Stainless steel sink unit with mixer tap and tiled splashback. Electric oven and grill. Four ring gas hob with extractor above. Laminate flooring. Timber ceiling with spotlighting. Double glazed windows to the front elevation. Timber framed door to:

Utility Room

Sink unit with composite work surfaces and Miele washing machine and Siemens tumble dryer below. Laminate flooring. Double glazed window to the rear elevation. Timber framed door to passageway with below stairs storage cupboard and direct access to the rear of the property. Timber framed door to:

Cloakroom

Low level WC with standard cistern and wash hand basin. Tiled flooring. Double glazed window to the rear elevation. From the hall, timber framed door to:



Sitting Room

Recessed fireplace with wood burning stove, stone surround and hearth. Exposed oak timber beams. Timber flooring. Double glazed windows to the front elevation. Timber framed French doors with glazed insert panels to:

Conservatory

Translucent roof. French doors with double glazed insert panels. Double glazed windows to the rear and side elevations. From the hall, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to:

Master Bedroom

Range of built-in wardrobes. Double glazed windows to the front elevation. Timber framed door to:

En Suite Shower Room

Low level WC with standard cistern, wash hand basin with tiled splashback. Shower cubicle with wall mounted shower. Wall mounted vanity cupboard. Part tiled walls. Laminate flooring. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

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

Bedroom 3

Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Shower Room

Low level WC with standard cistern, wash hand basin with tiled splashback. Shower cubicle with wall mounted shower. Wall mounted vanity cupboard. Laminate flooring. Double glazed window to the rear elevation. From the garage, external timber stairs with timber balustrade rise to:

Annexe Bedroom 4

Timber framed doors to eaves storage cupboards. Recessed ceiling spotlighting. Velux double glazed windows to the front and rear elevations. Timber framed door to:

Annexe En Suite Shower Room

Low level WC with standard cistern, wash hand basin with tiled splashback. Shower cubicle with wall mounted shower. Chrome heated towel rail. Tiled flooring.

OUTSIDE

1 Walnut Row has a spacious private west facing garden that is mainly laid to lawn with some mature shrubs and plants bordered by trellis fencing and hedging. There is some additional garden located to the side of the property accessed via a paved footpath with a timber garden shed and greenhouse. There is a double garage and ample off road driveway parking for multiple cars.

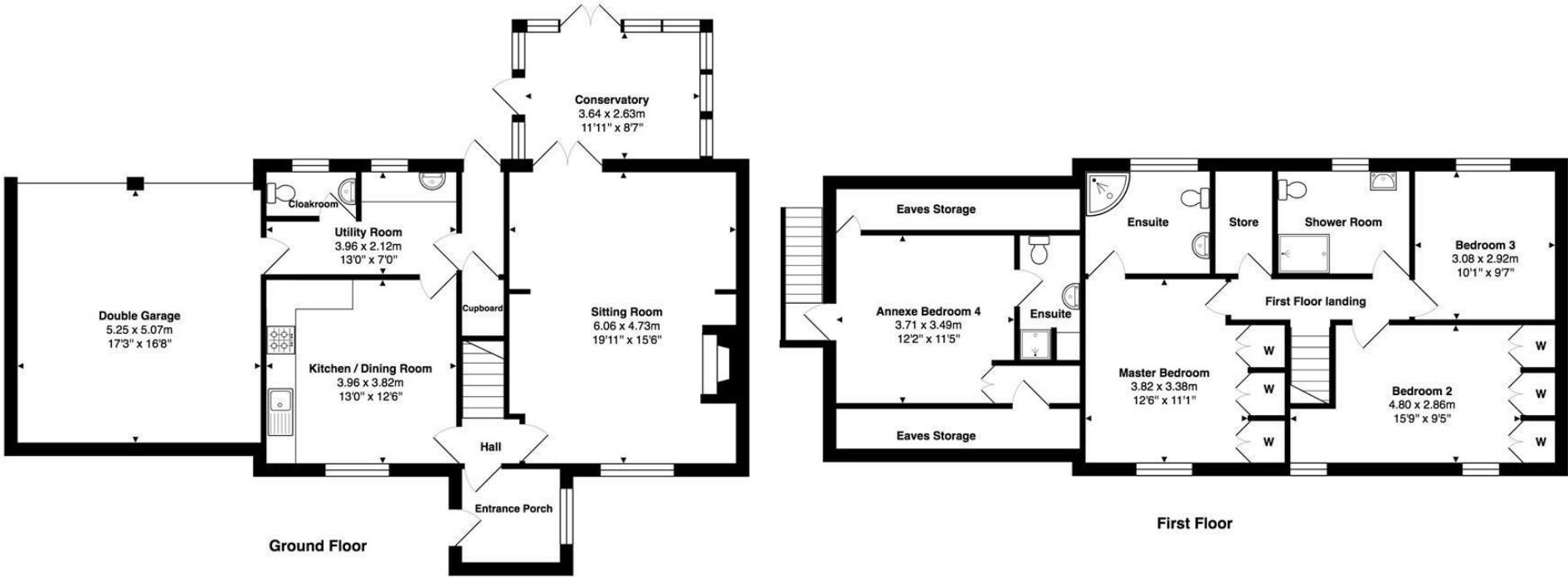
SERVICES

Mains electricity, water and drainage.
Calor gas heating.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'D' Rate payable for 2025 / 2026 £2478.36





Approximate Gross Internal Area
Main House 161.6m² / 1740ft²
Double Garage 26.6m² / 286ft²
Total 188.2m² / 2026ft²

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	40
EU Directive 2002/91/EC		