



PITTFIELD VILLA

GARNES LANE, FULBROOK, OXFORDSHIRE

A charming three-bedroom period stone cottage, tucked away in the sought after village of Fulbrook

Ground Floor: Kitchen • Breakfast Room
Sitting Room • Dining Room • Cloakroom

First Floor: Landing • Principal Bedroom
Bath and Shower Room • Double Bedroom

Second Floor: Bedroom Three
Shower Room • Sitting room/Office

Outside: Front garden
Rear Courtyard Garden • Parking



Butler 
Sherborn

Burford Office

2 Lower High Street, Burford, Oxfordshire, OX18 4RR

T: 01993 822325

E: henry@butlersherborn.co.uk

www.butlersherborn.co.uk

DESCRIPTION

Nestled within the discreet and sought-after village of Fulbrook, Pittfield Villa is a charming semi-detached 19th-century stone cottage offering character, comfort, and convenience in equal measure. Lovingly cared for by the same owners for 30 years, the property presents an ideal opportunity for buyers wanting to be within easy reach of the schools and amenities of Burford, or those seeking an attractive second home, while also appealing to downsizers looking for a quiet village setting.

Rich in period appeal, the cottage features an array of distinctive architectural features, including elegant arched windows and Gothic-style crenellations. Internally, the accommodation has an inviting and spacious feel, with an abundance of natural light enhancing the property's warm and characterful atmosphere.

To the front of the property is a delightful south-facing walled garden, laid mainly to lawn and bordered by mature planted beds, creating an attractive and peaceful setting. A side gate and pathway lead to the front entrance. To the rear there is a private courtyard garden and parking for two vehicles.

SERVICES

Mains water, mains drainage, mains electricity. Oil fired central heating. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.





WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire.

T: 01993 861000 | W: westoxon.gov.uk

COUNCIL TAX

Band E



VIEWINGS

Please telephone Butler Sherborn, Burford Office -
T: 01993 822325 | E: henry@butlersherborn.co.uk

DIRECTIONS (OX18 4BN)

From Burford take the A361 north towards Chipping Norton, crossing the bridge at the bottom of the hill and turning right at the roundabout. Continue up the hill into Fulbrook, following the road through the village and before the left hand bend, turn left into Garnes Lane. Pittfield Villa can be found at the top of the lane on the right hand side.

what3words: ///informs.burst.quote





Pittfield Villa

Approximate Gross Internal Area = 156.2 sq m / 1681 sq ft

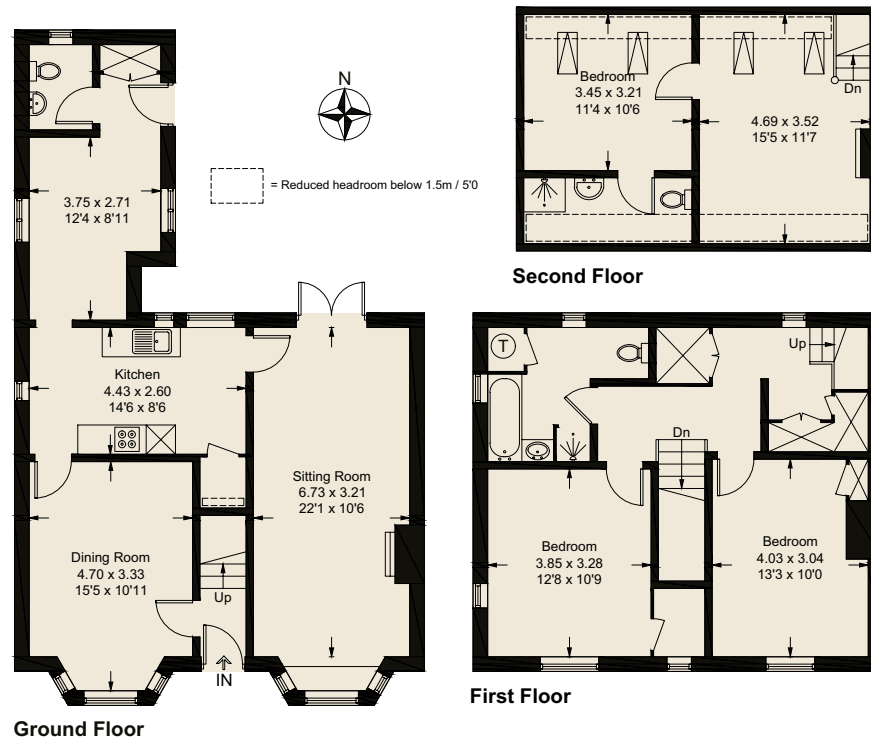


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300242)



Pubs

The Carpenters Arms, Fulbrook – 0.2 miles
The Bull, Burford – 0.8 miles



Schools

Burford Primary & Secondary – 0.7 miles
Windrush Valley School, Ascott-under-Wychwood – 5.1 miles
Dragon School, Oxford – 19 miles



Train station

Charlbury – 7.9 miles
Oxford – 19 miles



Members Clubs

Estelle Manor – 14 miles
Soho Farmhouse – 17 miles
Daylesford – 10 miles

Butler 
Sherborn

www.butlersherborn.co.uk

Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate, and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than when a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: May 2026. Particulars written: May 2026. Brochure by wordperfectprint.com

