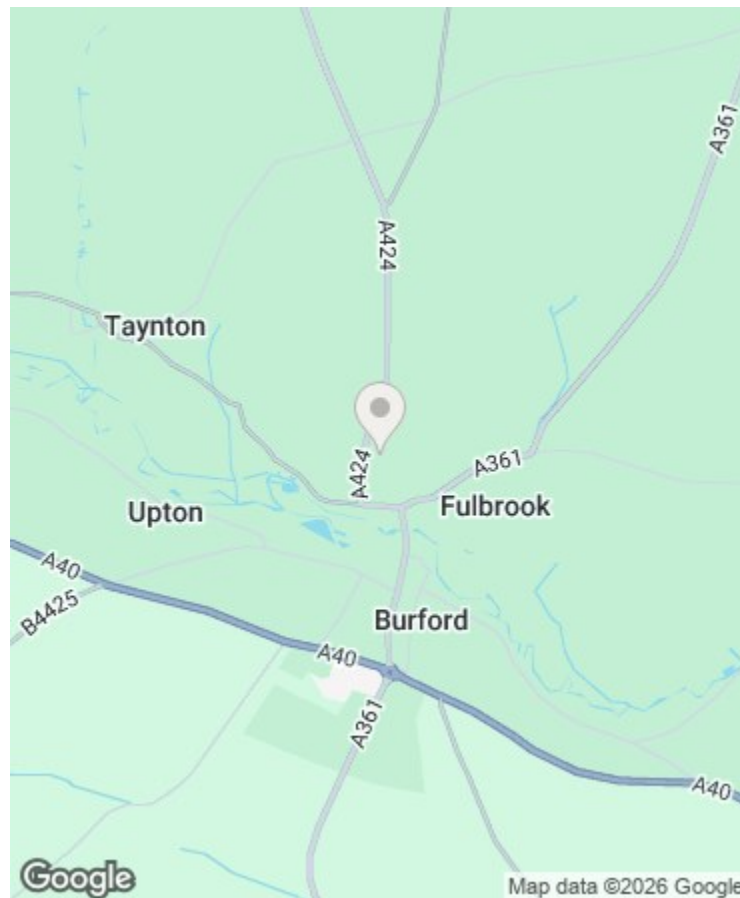




THE COTSWOLD LETTING AGENCY

BETTER BY FAR



Directions

Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Third Barn Westhall Hill, Fulbrook, OX18 4BJ

£2,750

- Long Let from January 2026
- 10 minute walk to Burford
- Stunning eco barn
- Unfurnished
- 3 bedrooms & enclosed garden
- Off-street parking

The Third Barn Westhall Hill, Fulbrook OX18 4BJ

Fulbrook is a picturesque village in West Oxfordshire, set just a short walk across the River Windrush from the historic market town of Burford. Fulbrook is known for its traditional Cotswold stone houses, peaceful rural charm, and strong sense of community. The village is home to the Church of St James the Great, a beautiful Norman church with centuries of history, and The Carpenters Arms, a welcoming country pub popular with locals and visitors alike.

The surrounding countryside offers excellent walking and cycling opportunities, with scenic routes such as the Windrush Path on the doorstep. Just minutes away, Burford offers a wider range of amenities including shops, cafés, galleries, pubs, and attractions like the Tolsy Museum, Burford Church, and Burford Garden Company. Nearby day-trip destinations include the Cotswold Wildlife Park, Kelmscott Manor, and charming villages such as Bibury and Bourton-on-the-Water. Local schooling includes Burford Primary School and Burford School, with several independent options nearby.

Transport links are excellent for a rural location. Fulbrook lies on the A361, just minutes from the A40, providing direct routes to Oxford, Cheltenham, and beyond. The nearest train station is in Charlbury (about 8 miles away), offering direct services to London Paddington. Despite its peaceful setting, Fulbrook remains well connected, making it ideal for commuters or anyone seeking a balance of countryside living and convenience.



Council Tax Band:



The Third Barn, Fulbrook, Burford is a beautifully presented, eco-friendly barn conversion that expertly blends a traditional Cotswold location with contemporary design and sustainability. Equipped with excellent insulation, this single-storey home offers energy-efficient, comfortable living throughout the year. The interior boasts exposed Cotswold stone walls and thoughtfully placed skylights, allowing natural light to flood the space and highlight the property's charming architectural details.

Upon entering, you are welcomed into a bright and spacious open-plan living area that includes a modern kitchen, dining space, and comfortable lounge. The kitchen features stunning white countertops and a large central island with plenty of storage and seating, ideal for casual meals or enjoying a morning coffee. There is ample space for a generous dining table which makes it perfect for hosting family and friends. The living area benefits from views over a simple enclosed garden and has bifold French doors that open directly onto a large patio, creating a seamless connection between indoor and outdoor living.

The barn boasts 3 bedrooms, each modern and light. There is also a dedicated study. The property includes two stylish bathrooms, one with a bath, and the other with a shower. A separate utility room adds further practicality to this thoughtfully designed home.

Outside, the garden is beautifully maintained with a large patio area perfect for alfresco dining and a lawn enclosed by charming Cotswold stone walls that provide privacy and character. The property also benefits from ample private parking.