

Cotsview Fulbrook, Oxfordshire



TO LET

A well-presented, detached family house with separate studio/annexe, situated in the popular village of Fulbrook

Accommodation

Sitting Room • Family Room • Kitchen • Dining Room • Utility Room • Ground Floor Bedroom • Family Bathroom
3 First Floor Bedrooms • 2 En-Suite Bathrooms
Landscaped Gardens • Driveway Parking
Double Garage • Studio/Annexe with En-suite Shower Room

Description

Cotsview is a well presented, detached family house located in an elevated position on a quiet lane in a popular Oxfordshire village.

The property benefits from well-proportioned and adaptable accommodation over 2 floors, with the added benefit of a separate annexe above the garage, which could be utilised as an office or additional bedroom.

The property sits within well-presented gardens to the front and rear, laid to lawn with mature trees and borders. The property backs on to open fields to the rear of the boundary together with open views from the first floor over the surrounding countryside.



Situation & Amenities

Burford 1 mile • Chipping Norton 10 miles • Stow on the Wold 10 miles
Oxford 20 miles • Charlbury Railway Station 8 miles
(all distances approximate)

Schools



Burford Primary & Secondary • Windrush Valley Prep School, Ascott-under-Wychwood
• Kingham Hill School, Kingham • Cokethorpe School, Witney

Pubs/Eateries & Private Member Clubs



The Carpenters Arms, Fulbrook 0.8 miles • Various eateries and bars in Burford
The famous Daylesford Farm Shop and Spa are within 12 miles with the private members clubs of Soho Farmhouse and Estelle Manor being within an accessible drive.

Shopping



Burford provides a wide range of everyday shopping facilities with a number of independent shops. The larger towns of Oxford, Cheltenham and Swindon offer a wider range of shopping.

Sport & Leisure Facilities



Golf at Burford, Witney, Lyneham, Naunton Downs and Cirencester. Racing at Cheltenham, Newbury, Stratford-upon-Avon and Warwick. Theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon. Leisure Centres in Witney, Chipping Norton and Bourton-on-the-Water.

Train Stations (London to Paddington)



Kingham 8 miles • Charlbury 8 miles • Oxford 20 miles
To the South of Burford, the A40 provides good road communications to Oxford, the M40 to the East and Cheltenham and the M5 to the west.



Fixtures and Fittings

Available to let **Unfurnished**. Kitchen: Electric oven with hob and extractor over, under counter fridge and dishwasher. Utility room: Space for tumble dryer and washing machine. *(Please note any items shown in marketing material or during a viewing may be subject to change prior to a tenancy commencing).*

Services



Mains Water



Mains Electricity



Mains Drainage



Oil Fired



Telephone and Broadband availability subject to individual packages and BT transfer regulations

Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit.

West Oxfordshire District Council – Tel: 01993 861000. Council Tax Band E

Viewings Strictly by appointment - Tel: 01993 822325

Directions OX18 4DE

From Burford proceed down the hill and continue over the bridge, turning right at the roundabout into Fulbrook (A361). Proceed through the village and at the sharp left bend in the road, past the war memorial on the right hand side, turn right into Beech Grove signed posted Swinbrook (single track road). The property can then be found on the left hand side half way up the hill. **What3Words:** ///myths.welfare.sonic



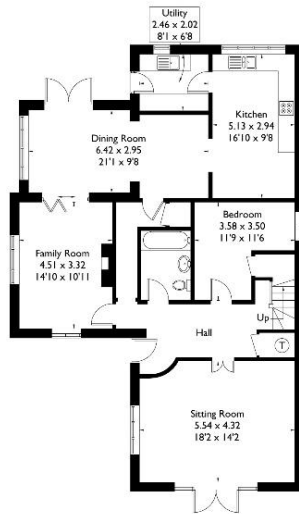


Cotsview, Beech Grove, Fulbrook, Burford, OX18 4DE

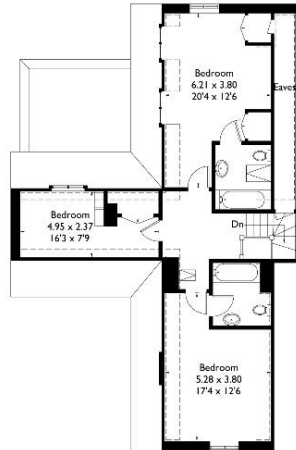
Approximate Gross Internal Area = 190 sq m / 2045 sq ft (Excluding Eaves Storage)

Outbuilding = 58.5 sq m / 630 sq ft

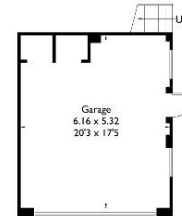
Total = 248.5 sq m / 2675 sq ft



Ground Floor



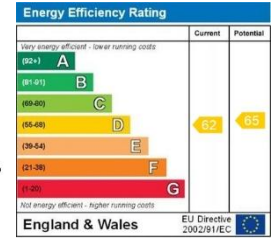
First Floor



Outbuilding - Ground Floor



Outbuilding - First Floor



FLOORPLANZ © 2016 0845 6344080 Ref: I60290

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Burford Office

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

T 01993 822 325

E vanessa@butlersherborn.co.uk

E karen@butlersherborn.co.uk



Disclaimer

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. Neither Butler Sherborn LLP, nor the landlord, 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. 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. Please discuss with us any aspects which are particularly important to you before traveling to view this property.

