

RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

MEADOW VIEW
MEADOW LANE | FULBROOK





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'a beautifully presented detached chalet bungalow situated in this idyllic rural location'

description

A beautifully presented detached chalet bungalow situated in this idyllic rural location off this quiet country lane close to the heart of the popular village of Fulbrook, and only a short stroll into the historic town of Burford. The property is arranged over two floors with further scope to develop what is currently used as a gym/hydro pool into further reception space or potentially an annexe.

The property is approached via electric wooden gates which lead to the large gravel driveway courtyard with ample parking for several cars. Access to single garage which has been insulated and has the ability to be used as office/gym.

Entrance leads to the kitchen/breakfast room with spacious dining area and square bay window, opening onto kitchen with hand painted shaker style wall and base units with wooden worktop, Butler sink, integrated hob and extractor.

Utility/boot room and downstairs shower room, this leads to the hydro pool room. The rear lobby provides access to the two reception rooms both with part panelled walls and French doors onto the garden. Both these rooms take in the spectacular views across the fields back towards Burford. There is also a ground floor double bedroom with adjacent bathroom. Bespoke oak staircase leads off the first reception room to the first-floor landing where there are two ensuite double bedrooms both with built-in storage and ensuite bath/shower rooms.

To the rear of the house is a wonderful south facing rear garden with paved patio area ideal for 'al fresco' dining, deep flower borders and large lawn and exceptional uninterrupted views over open countryside towards Burford town and its iconic church spire in the distance. The property has been fitted with solar panels, which generate income to the house through a feed-in-tariff. The buyer would acquire these with the house purchase.





the finer details

services Mains water, drainage and electricity. Oil fired central heating and Solar Panel System

tenure & possession Freehold and offers vacant possession

fixtures & fittings May be acquired by separate negotiation

rights of way There are no footpaths or rights of way over the property

local authority West Oxfordshire District Council

council tax Band E

viewing arrangements By appointment with Radnor Martin

energy performance certificate Energy Performance rating – D

what three words ///vocab.brilliant.projects

area

Overlooking the Windrush Valley, Fulbrook is an attractive village with a 12th century church, a well-known 17th century pub restaurant, Carpenters Arms, and plenty of Cotswold footpaths to explore. Being just a short walk away, approximately half a mile, from the historic Cotswold town of Burford, this wonderfully preserved medieval town has a thriving number of independent and specialist food restaurants, excellent hotels, pubs, and cafes. There is also a selection of fashion, craft, antique shops and delicatessens and a small handful of national brands including the Co-op. Burford is also home to a pre, primary and secondary school including a boarding house. Further state and private schooling are available in nearby villages and towns including Bourton-on-the-Water, Witney, Kingham and Cokethorpe.

Communications are excellent by road via the A40/M40, M4 and M5 motorways, and by rail from Oxford (London-Paddington 56 minutes), Swindon (London-Paddington 1 hour) and Charlbury (London-Paddington 1 hour 20 mins).

Witney 9 miles | Cirencester 18 miles | Oxford 21 miles | Cheltenham 23 miles

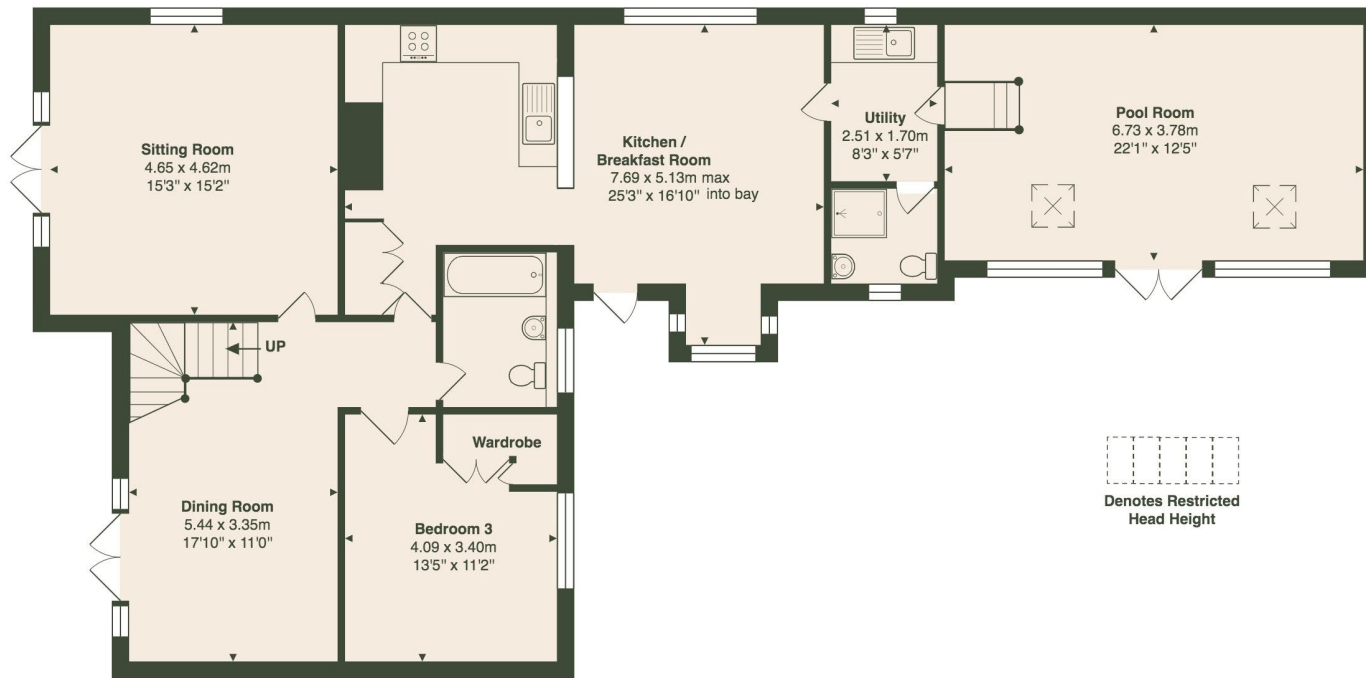
all distances are approximate

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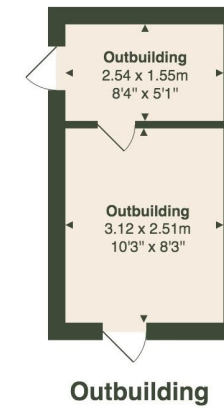




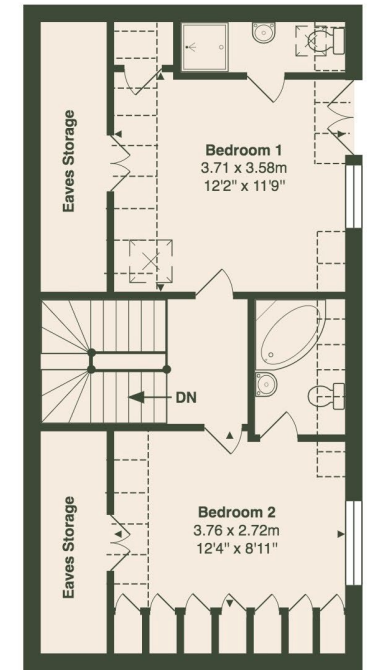




Ground Floor



Outbuilding



First Floor

Approximate Gross Internal Area

168.5 m² ... 1814 ft² (excluding outbuilding, eaves storage)

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



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