



RADNOR MARTIN

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

SHIPTON DOWNS FARM
FULBROOK | BURFORD





SHIPTON DOWNS FARM

FULBROOK | BURFORD | OX18 4DA

farmhouse with detached Cotswold stone barn, 3.2 acres and wonderful panoramic views of the countryside'

Witney 9 miles | Charlbury Station 10 miles | Stow-on-the-Wold 10 miles
Cirencester 18 miles | Oxford 21 miles | Cheltenham 23 miles
all distances are approximate

original features | farmhouse style kitchen/dining room | three reception rooms
separate WC | four bedrooms | two family bathrooms | cellar | 3.2 acres
spacious Cotswold stone barn | countryside views

the finer details

services Mains electricity, septic tank and private pumped water supply. Oil fired central heating.

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 F

viewing arrangements By appointment with Radnor Martin

energy performance certificate Energy Performance rating – F

what three words ///finalists.spire.august

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description

Shipton Downs Farm occupies an elevated position with wonderful panoramic countryside views. Formerly a farmhouse making up part of the original Swinbrook Estate the house is constructed in local Cotswold stone under a stone slate tiled roof. With origins dating back to the 18th Century as you can imagine there are a wealth of original features including exposed beams, flagstone floors and open fireplaces. Our client has lived in the house for 35 years and sympathetically extended and upgraded the house over time, this includes renovating the old Bothy to create a study, extending the kitchen to create a central hub to the house and the addition of a ground floor bathroom. The house now provides spacious and flexible accommodation full of light with further scope to extend and renovate the current Cotswold stone barn (subject to planning). The house is approached via a gated driveway to a large lawned parking area. You enter the house through a charming, enclosed stone porch with a stone date of 1846. The entrance opens onto the drawing room/entrance hall with stone flag floor, beamed ceiling, period fireplace with moulded surround and blue tile slips, double aspect windows with shutters and access door to the cellar. The dining room also with double aspect windows and shutters has an open period fireplace, wooden floors, exposed beams. The cellar which is approached via stone steps has a stone flag floor and good head height with power and lighting. The farmhouse style kitchen has been set off both sides of the room with a lovely range of bespoke wall and base units, electric AGA and dining area with lantern ceiling, which opens on to the garden with lovely views over the fields. Off the kitchen there is a well-sized and well-equipped boot room/utility room with secondary kitchen, a study/further reception with two sets of windows overlooking the fields opposite, original period cast iron wood burner. There is a good size family bathroom with vaulted ceiling and a separate WC. Off the rear hallway there is a further back door to an area of lawn. The first floor is approached via an ornate balustraded staircase to the first-floor landing with three double bedrooms, one single bedroom and a large family bathroom.

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outside

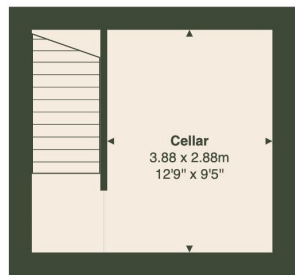
The grounds of the house extend to approximately 3.2 acres with a pretty and enclosed formal walled garden directly to the rear of the house. The main field which lies to the south is all level and for the most part it is surrounded on two sides by enclosed dry stone walls and by mature hedging elsewhere. Sitting within the grounds is a detached spacious Cotswold stone barn with electricity.

area

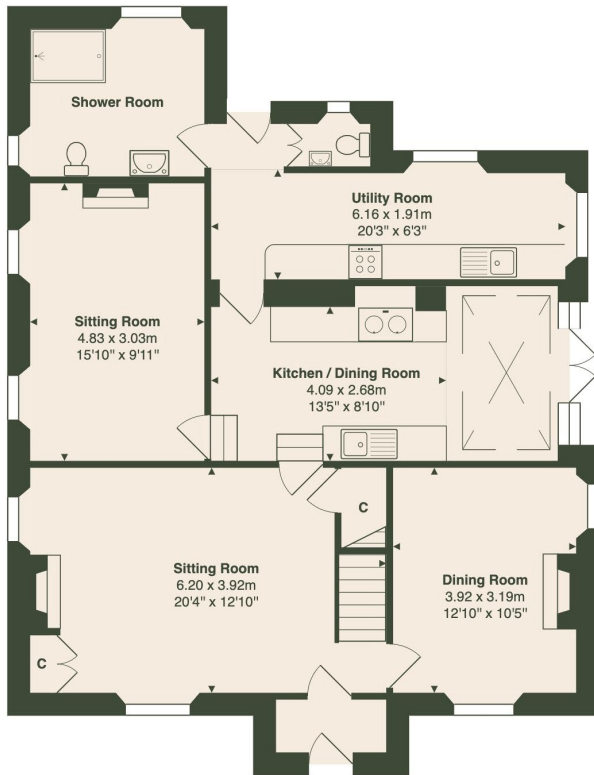
Overlooking the Windrush Valley, Fulbrook is an attractive village with a 12th century church, a well-known 17th century pub restaurant, Carpenters Arms, and plenty of Cotswold footpaths to explore. Being just a short walk away, approximately half a mile, from the historic Cotswold town of Burford, this 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 8 minutes to 1 hour 15 minutes).

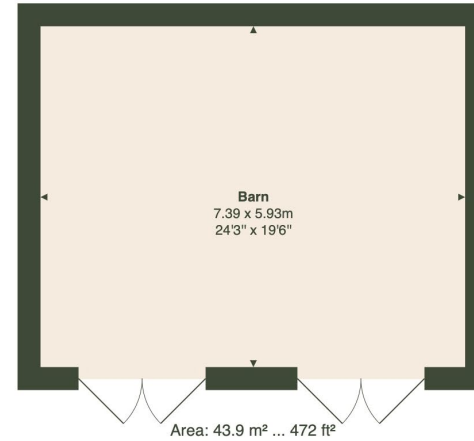
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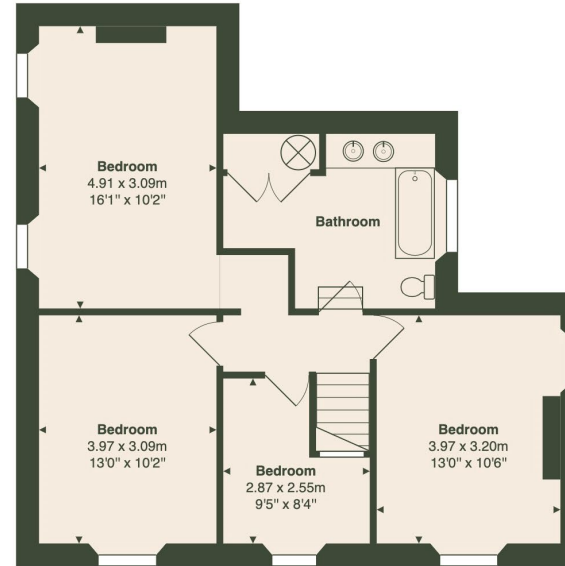
Basement



Ground Floor



Area: 43.9 m² ... 472 ft²



First Floor



Approximate Gross Internal Area

Main House 176.5 m² / 1900 ft²

Barn 43.9 m² / 472 ft²

Total 220.4 m² / 2372 ft²

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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- vii) all measurements are approximate.





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