



RADNOR MARTIN

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

COTLAND HOUSE
FULBROOK | BURFORD





COTLAND HOUSE

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OX18 4BH

'attractive detached stone-built house located in this picturesque village'

Witney 8 miles | Cirencester 17 miles | Oxford 20 miles | Cheltenham 23 miles
all distances are approximate

detached period home | sought after village location | farmhouse style
kitchen/breakfast room | two elegant reception rooms | principal bedroom
suite with dressing room and Japanese inspired en-suite | three further generous
en-suite bedrooms | garage | off road parking
stone-built outbuilding | south facing beautiful garden

description

Situated within a short walk of the medieval town of Burford, Cotland House is an attractive detached stone-built house believed to date from the 1840's.

Arranged over three floors, the property offers light and spacious accommodation with exceptional ceiling height. The Ground floor comprises; double aspect drawing room with wood burner, further sitting room with large wood burner and access to the garden and cloakroom, double doors leading to the farmhouse style kitchen/breakfast room with exposed beams and door out onto the garden. The impressive staircase leads straight up to the first-floor landing. To the left is the principal bedroom with a double aspect view creating a light and spacious bedroom. The Jack and Gill Japanese inspired ensuite leads through to the dressing room which was previously a fifth bedroom. A second bedroom suite is currently used as a home office enjoying the views over the south facing garden. The second floor has a further two double bedrooms and en-suite bathrooms.





the finer details

services Mains drains, water and electricity. Oil fired central heating.

tenure & possession The property is freehold and offers vacant possession on completion

fixtures & fittings May be acquired by separate negotiation via Radnor Martin

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

local authority West Oxfordshire District Council

council tax Band G

viewing arrangements By appointment with Radnor Martin 01993 765115

energy performance certificate Energy Performance rating – E

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garden

To the rear of the property is gated driveway parking for one car in front of a detached tandem garage. On entering the enclosed garden which has been beautifully manicured with mature shrubs, trees, raised beds, patio area and raised decked terrace, this south facing garden creates a great space to enjoy. A stone-built outbuilding which is being used as a studio and laundry room is a great addition to the house.

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).

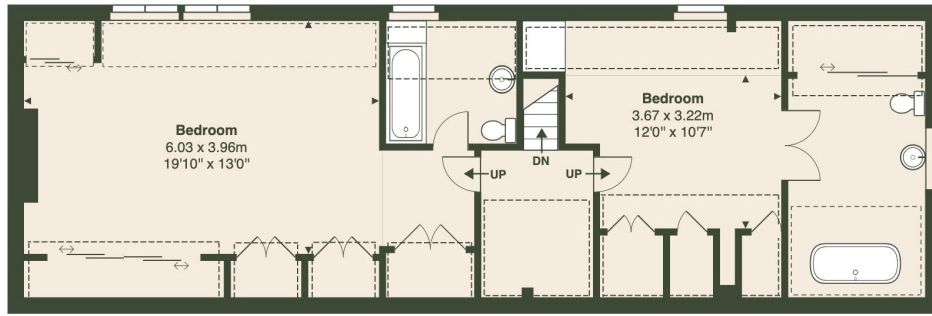
all distances are approximate

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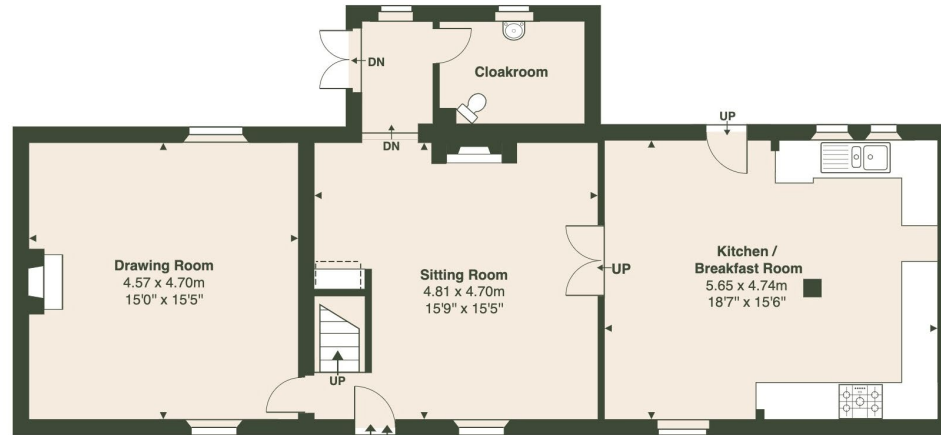
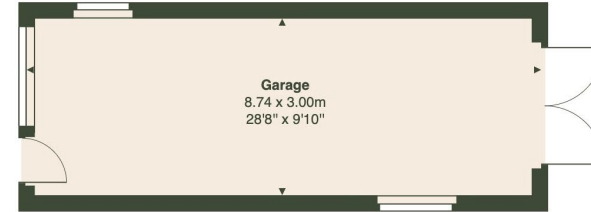
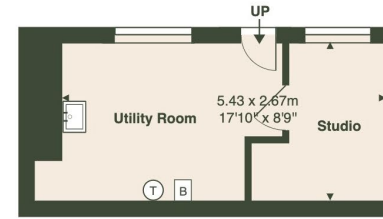




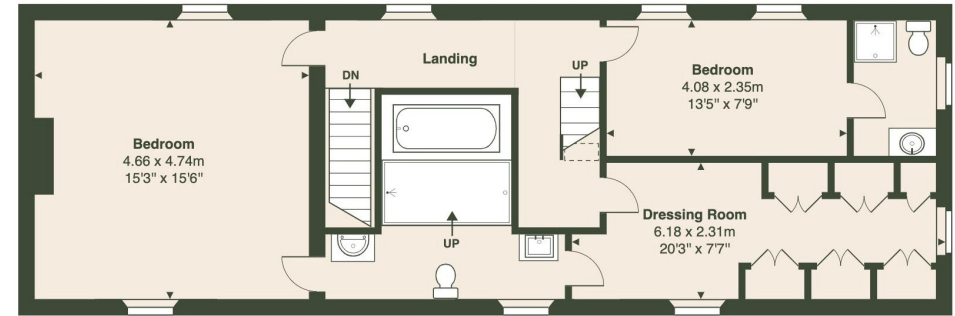
Reduced headroom below 1.5 m / 5'0"



Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area = 230.4 sq m / 2480 sq ft
Garage = 26 sq m / 280 sq ft
Utility Room / Studio = 16.3 sq m / 175 sq ft
Total = 272.7 sq m / 2935 sq ft



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 purposes 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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