



RADNOR MARTIN

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

AYSGARTH
MEADOW LANE | FULBROOK





AYSGARTH

MEADOW LANE | FULBROOK | OX18 4BS

'an immaculately presented link-detached home situated in a tranquil position with a beautiful south facing garden, single garage & ample parking'

Witney 9 miles | Cirencester 18 miles | Oxford 21 miles | Cheltenham 23 miles
all distances are approximate

formal dining room | kitchen/breakfast room | good size utility room/WC
bright reception room with wood burner | single bedroom | double bedroom
small study | principal bedroom with newly renovated ensuite shower room
family bathroom | private south facing garden | gravelled driveway
ample parking | single garage

the finer details

services Mains drains, water and electricity. 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 Ask agent
what three words ///reinvest.emulating.marching

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description

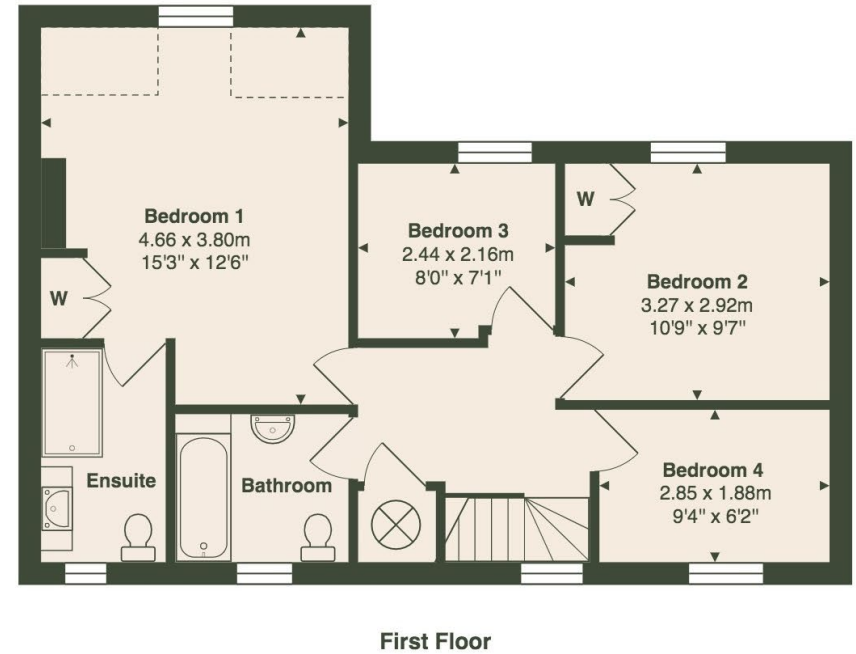
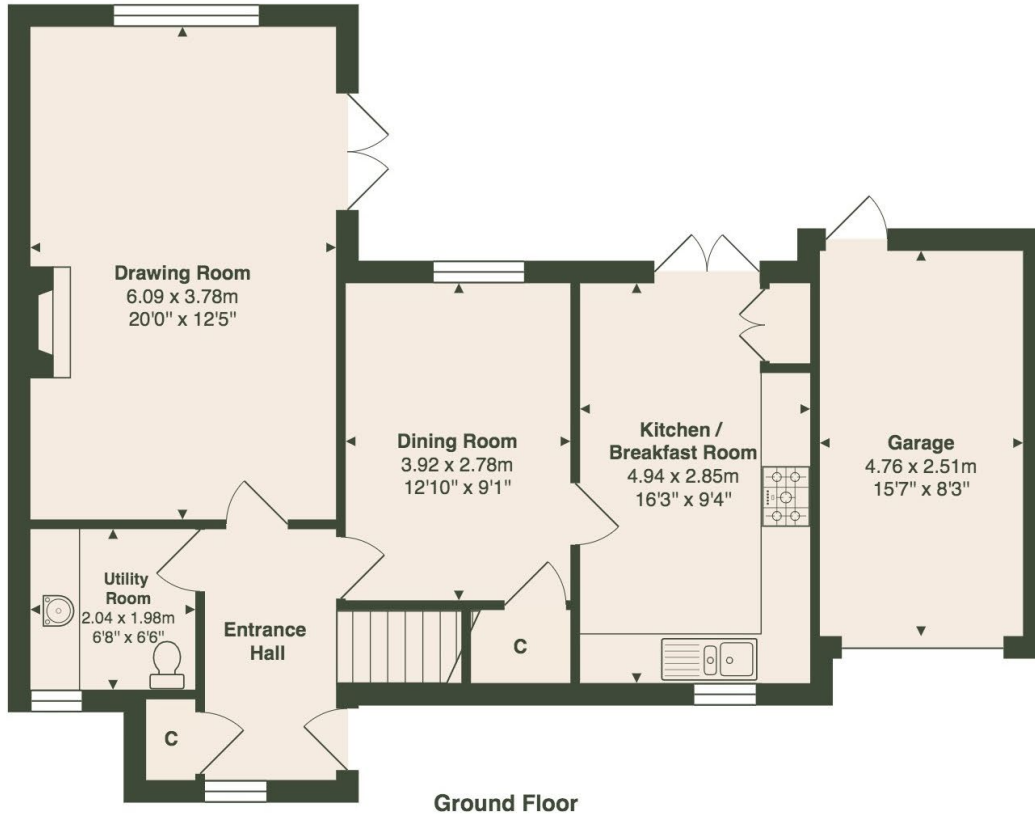
Aysgarth is an immaculately presented link-detached home situated in a tranquil position with a beautiful south facing garden, single garage and ample parking. The ground floor comprises an entrance hallway, good size utility room/WC, cloaks cupboard, formal dining room, kitchen/breakfast room with French doors onto garden, bright reception room with wood burner and French doors to garden. Stairs to the first-floor landing with airing cupboard, storage cupboard, single bedroom overlooking the front, double bedroom to the rear and small study, principal bedroom with built in wardrobe and newly renovated ensuite shower room both enjoying the views to the rear and a further family bathroom. The property has been well maintained by the current owners and benefits from double glazing throughout and air conditioning in the sitting room and principal bedroom. There is a pretty and private south facing garden to the rear of the house including a patio area providing space for alfresco dining, bordered with mature shrubs and plants. Side access also leads to an enclosed patio space housing oil tank. To the front is the gravelled driveway with parking for up to 4 cars and single garage.

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).





Approximate Gross Internal Area

117.1 m² ... 1260 ft² (excluding garage)

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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