

# RADNOR MARTIN

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

ORCHARD HOUSE  
MEADOW LANE | FULBROOK | BURFORD









# ORCHARD HOUSE

MEADOW LANE | FULBROOK | BURFORD  
OX18 4BW

*'a beautifully presented detached stone-built house situated in a this quiet & 'tucked away' position in the village of Fulbrook'*

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

detached stone-built house | large kitchen/dining room | utility/cloakroom  
sitting room with wood burner  
three double bedrooms (one with en suite shower room) | study/nursery  
modern family bathroom | west facing garden  
gravelled parking for several cars

## *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** Energy Performance rating – C

**what three words** ///bedrooms.systems.automate

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### *description*

Orchard House is a beautifully presented detached stone-built house situated in a this quiet and 'tucked away' position in the village of Fulbrook.

The ground floor comprises, entrance hall, utility/cloakroom both the well-proportioned kitchen/dining/family room and sitting room have bi-fold doors to the garden, further benefits include underfloor heating on the ground floor. Upstairs there is a vaulted landing with three good sized double bedrooms and an additional study / nursery. The principal bedroom has an en suite shower room and there is a modern family bathroom.

### *outside*

Outside the rear garden is set to two levels - a patio area to the lower level and steps up to a lawn area: all enclosed by wall and fencing. There are pedestrian gates to both sides of the property and gravelled parking for several cars to the front.

### *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.

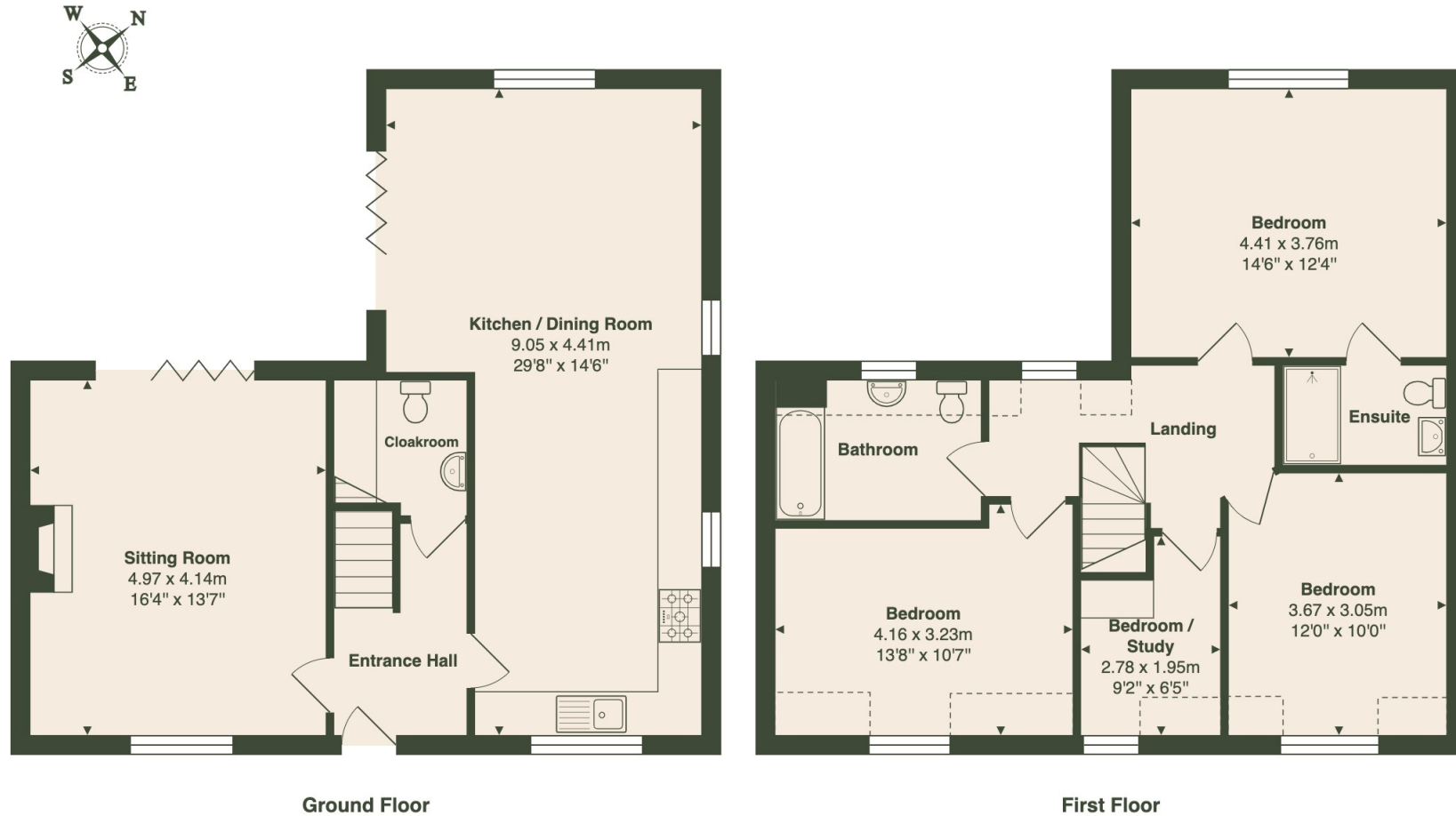
Communications are excellent by road via the A40/M40, M4 and M5 motorways, and by rail from Oxford (London-Paddington 56 minutes), Swindon (London-Paddington 1 hour) and Charlbury (London-Paddington 1 hour 20 mins).

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### Approximate Gross Internal Area

129.5 m<sup>2</sup> ... 1394 ft<sup>2</sup>

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](http://www.e8ps.co.uk)

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