

# RADNOR MARTIN

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

FOX TAIL COTTAGE  
SHIPTON ROAD | FULBROOK | BURFORD





# FOX TAIL COTTAGE

SHIPTON ROAD | FULBROOK | BURFORD  
OX18 4BU

*a beautifully restored & extended period property, offering a perfect blend of character & modern comfort'*

Witney 7 miles | Charlbury Station 7 miles | Stow-on-the-Wold 10 miles  
Cirencester 17 miles | Oxford 19 miles | Cheltenham 22 miles  
*all distances are approximate*

period property | kitchen/dining room | reception room with a vaulted ceiling  
further reception room features wood burner | utility room | cloakroom | snug  
principal bedroom with balcony | two bedrooms (one with en suite bathroom)  
bathroom | further shower room | off-road parking for two cars  
landscaped garden that spans three levels

## *the finer details*

**services** Mains water, drainage and electricity. Electric 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 E

**viewing arrangements** By appointment with Radnor Martin

**energy performance certificate** Energy Performance rating – G

**what three words** ///cherished.ambient.butter

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### *description*

Fox Tail Cottage is a beautifully restored and extended period property, offering a perfect blend of character and modern comfort. The accommodation includes a central entrance hall, a snug room, and a reception room with a vaulted ceiling, stairs lead to a bathroom and a double bedroom (this can be a separate annexe to the house and has been a very successful holiday let). A further reception room features wood burner and double doors opening to the garden, a utility room and cloakroom.

Stairs descend to the stunning, light-filled kitchen/dining room, enjoying wonderful views over the garden and countryside. A second staircase leads to the first floor, to a further shower room, a bedroom with an en suite bathroom, and the principal bedroom with a balcony and floor-to-ceiling windows to take in the breathtaking views.

### *outside*

Outside, the property offers off-road parking for two cars, side access to a private, landscaped garden that spans three levels, with a brook flowing through the bottom.

### *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.

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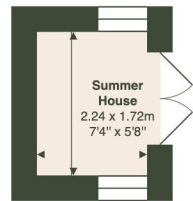


#### Approximate Gross Internal Area

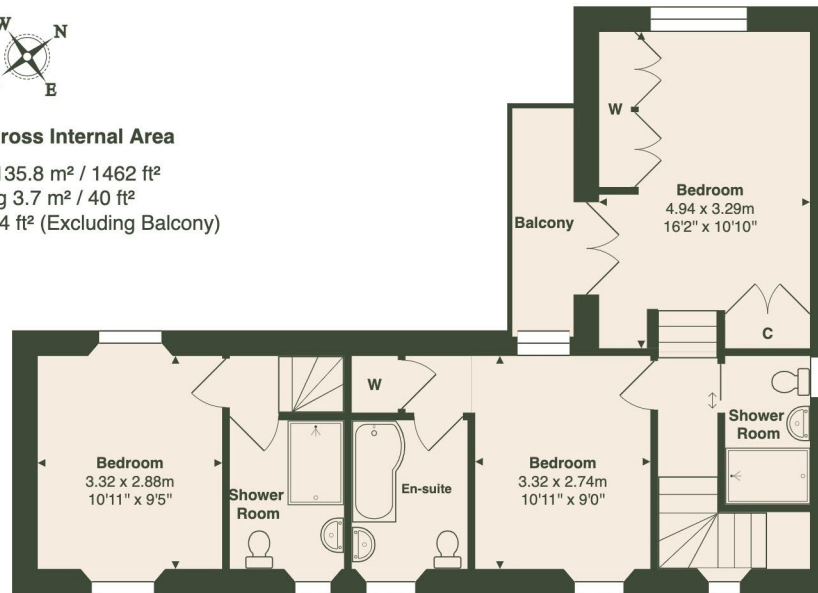
Main House 135.8 m<sup>2</sup> / 1462 ft<sup>2</sup>

Outbuilding 3.7 m<sup>2</sup> / 40 ft<sup>2</sup>

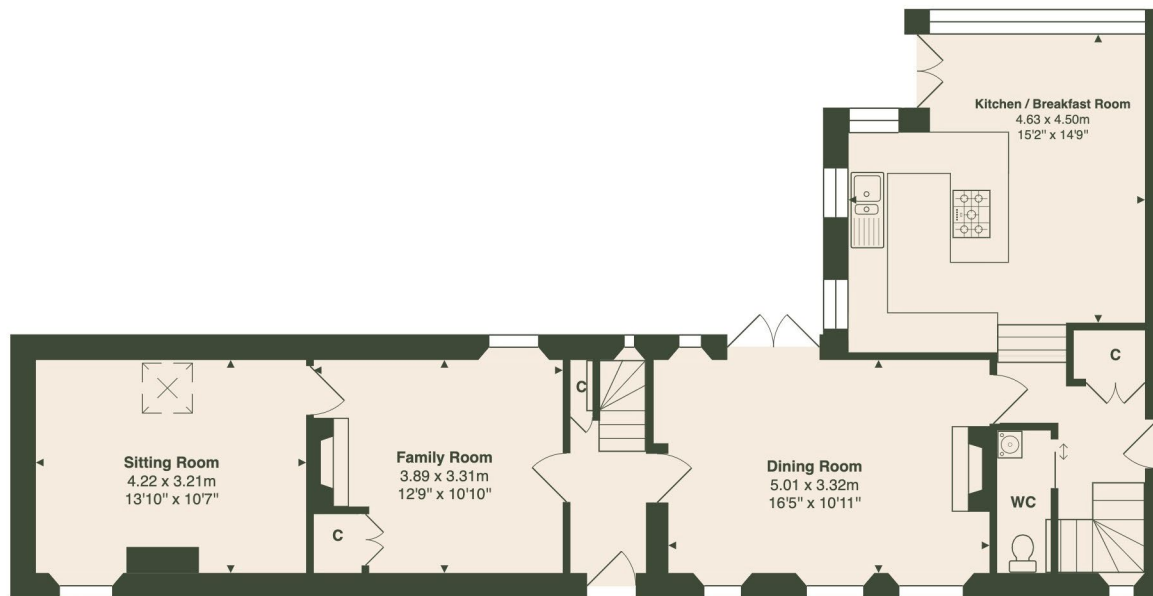
Total 139.7 m<sup>2</sup> / 1504 ft<sup>2</sup> (Excluding Balcony)



Outbuilding



First Floor



Ground Floor

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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# RADNOR MARTIN

*contact us*

First Floor 85 | Great Portland Street | London | W1W 7LT  
Unit 12 Tannery Yard | Witney Street | Burford | OX18 4DQ  
[office@radnormartin.com](mailto:office@radnormartin.com)  
0203 858 0035  
01993 765115