

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





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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

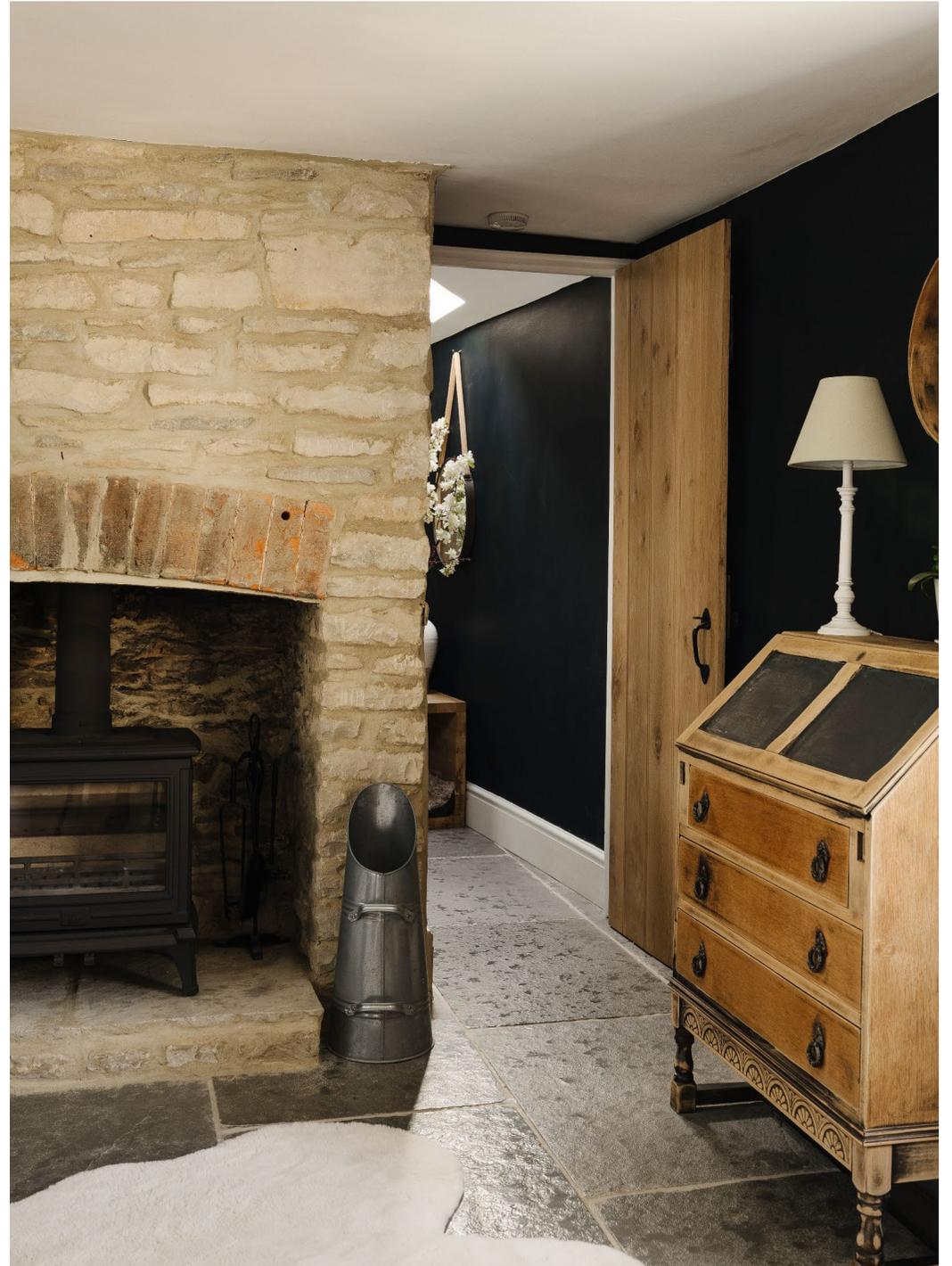
energy performance certificate Energy Performance rating – G

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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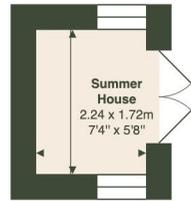




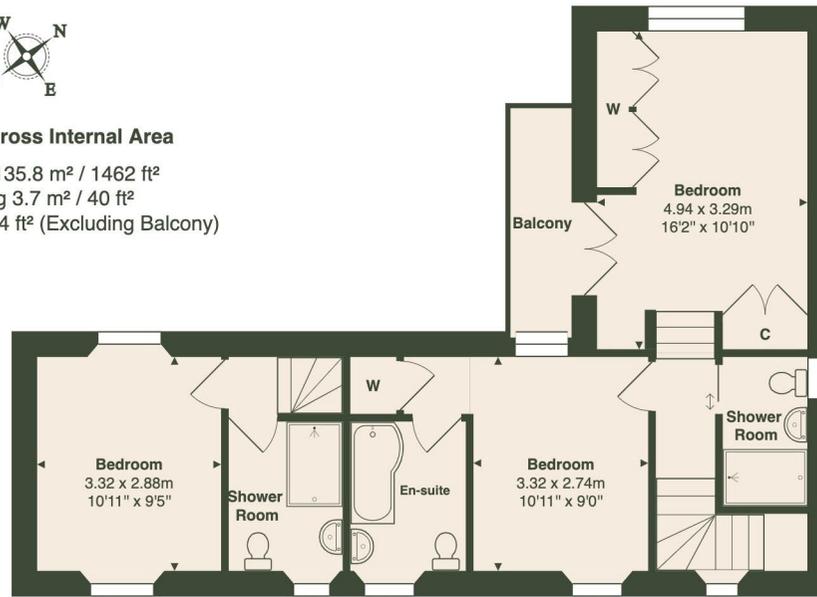


Approximate Gross Internal Area

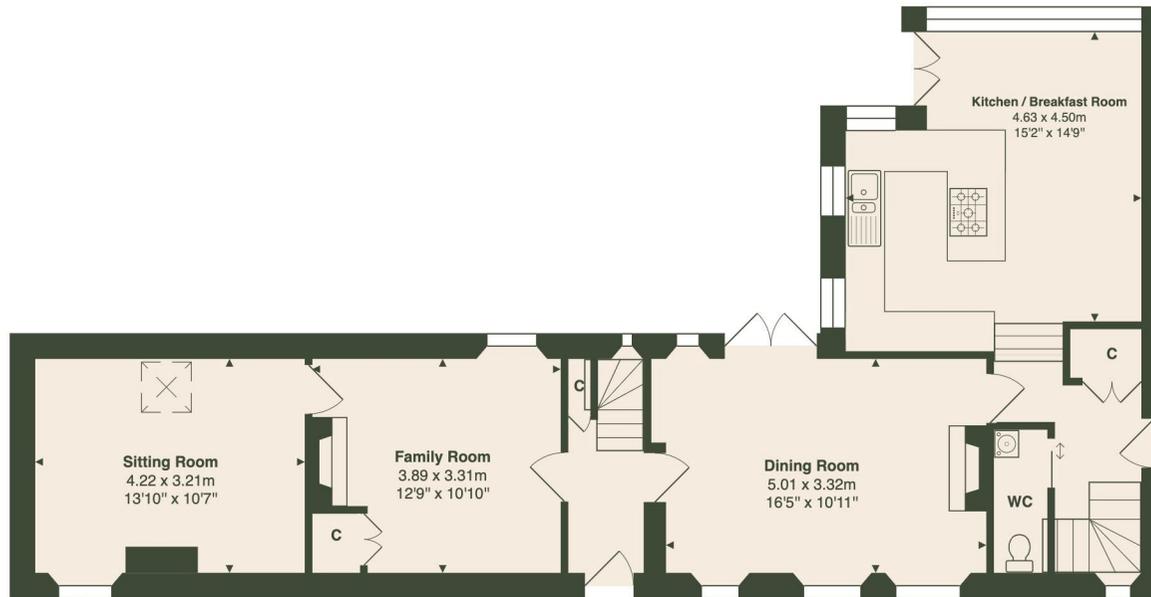
Main House 135.8 m² / 1462 ft²
Outbuilding 3.7 m² / 40 ft²
Total 139.7 m² / 1504 ft² (Excluding Balcony)



Outbuilding



First Floor



Ground Floor

IMPORTANT NOTICE

Radnor Martin, their clients and any joint agent gives notice to anyone reading these particulars that

- i) The particulars do not constitute part of an offer or contract
- ii) All descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact
- iii) The text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Radnor Martin have not tested any services, equipment or facilities, a buyer or lessee must satisfy themselves by inspection or otherwise.
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- vi) No person in the employment of Radnor Martin has any authority to make or give any representation or warranty whatsoever in relation to this property.
- vii) all measurements are approximate.

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.

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