



HAWTHORNS, BURFORD ROAD

FULBROOK, BURFORD, OX18 4BL

**PENNY &
SINCLAIR**

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Situated within 0.5 miles of the centre of Burford, this substantial family home boasts uninterrupted views over open fields to the rear. Offering 4/5 generous bedrooms, one of which is on the ground floor with an adjacent shower room, this versatile home offers many different options.

Stone-built detached family home • Annexe Potential • 4/5 excellent double bedrooms • 4 bath/shower rooms • Sitting room with wood burner • Re-fitted kitchen with granite work surfaces • Separate dining room and utility • Integral garage & driveway parking • Delightful gardens on all four sides

Burford .5 mile / Charlbury (mainline to London-Paddington) 8 miles / Witney 9 miles / Stow-on-the-Wold 10 miles / Oxford 21 miles / Cheltenham 23 miles / Heathrow 65 miles (All distances are approximate)

DESCRIPTION

The property has been sympathetically remodelled and extended by the current owners with 4 bath/shower rooms - two of which are en-suite. Stylishly presented throughout the accommodation comprises:- Entrance hall with oak flooring, built in book shelves and space for computer desk, oak bi-fold doors open from the hall to a charming, triple aspect room which can be used as snug/home office or fifth bedroom, this has a further set of oak bi-fold doors opening to the rear garden. The original inner hall has 'Amtico' wood grain flooring with a stylish contemporary border, dado rail and radiator and a door opening to the ground floor shower room. To the rear of the property a generous dual aspect sitting room overlooks the pretty rear gardens and has a dressed stone fireplace with a multi-fuel stove set on a stone hearth. The property has a separate dining room with floor to ceiling doors and windows opening to the pretty side patio. The light bright kitchen breakfast room has been re-fitted, has granite work surfaces and a walk in pantry. A door from the kitchen leads to an excellent utility room which in turn leads through to the rear lobby with doors to front and rear and a door into the garage. The first floor provides four excellent double bedrooms, two of which are en suite and there is a further shower room.





Outside the property has delightful, mature gardens on all four sides having a large lawn and high hedge boundary to the front with mature apple and pear trees, a specimen magnolia and an abundance of shrubs, to the rear there is a small wildlife pond, another lawn, and further shrubs and trees. The property overlooks a paddock/farmland to the rear and to the right hand side there is a lovely paved patio with raised beds and a side access gate.

SITUATION

Fulbrook is an attractive village boasting a 12th century church and a well known pub restaurant, it enjoys an elevated position within the Windrush valley about half a mile from the historic Cotswold town of Burford, a wonderfully preserved medieval small town, with a number of excellent hotels, pubs, restaurants and cafes, plus a thriving blend of independent specialist food, fashion, craft and antiques shops, and a smaller number of national brands such as Joules, Caffè Nero and the Co-op. State and private schooling in the area is outstanding, with schools in Burford, 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).

DIRECTIONS (OX18 4BL)

From the offices of Penny & Sinclair in Burford continue down the High Street and over the bridge. At the mini-roundabout turn right and continue into the village passing 'The Carpenters Inn' on your right, Hawthorns will be located a short distance along on the left hand side.

SERVICES

Mains electricity, water and drainage, Oil fired central heating to radiators.

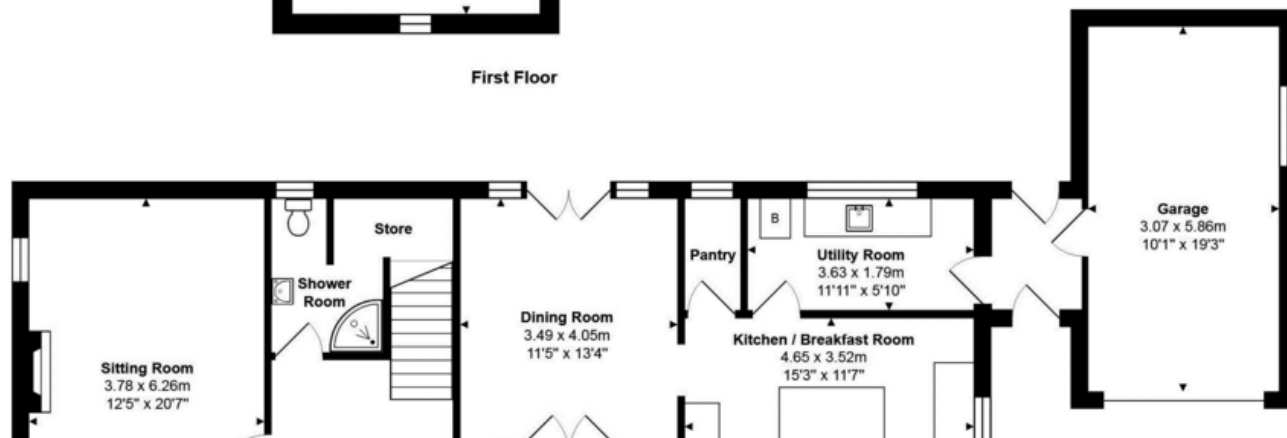
FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is freehold and offers vacant possession on completion.





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