



**THE RICKYARD**  
FULBROOK

**PENNY &  
SINCLAIR**



## 2 THE RICKYARD

FULBROOK, BURFORD, OX18 4DF

**A beautifully presented two bedroom property which has been fully refurbished to a high standard throughout within walking distance of the historic Cotswold town of Burford.**

Fully refurbished and extended • Open plan kitchen, dining area and sitting room • Two good double bedrooms • Two en-suites • Dressing area to master • Walking distance to Burford • Garage & parking • Front and rear gardens • LCD lighting throughout

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Burford 0.5 miles / 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)

This Cotswold Stone cottage has been sympathetically remodelled and extended by the current owner to provide a lovely home with light and airy accommodation arranged over two floors. Stylishly presented throughout, the ground floor provides an entrance hall with cloakroom off and a fabulous open plan living area comprising a newly fitted kitchen with integrated Neff appliances including dishwasher, twin ovens one of which has a steam setting, microwave/grill and induction hob and extractor fan both with Wi-Fi interaction, and a dining/sitting area with wood burning stove and bi-fold doors opening to the pretty rear garden. The first floor has been remodelled to create two good double bedrooms both with en-suite shower rooms fitted with Mira thermostatically controlled rain and hand showers and a dressing area in the master bedroom. The two double bedrooms could easily be reconverted back to three bedrooms if so required.

Approaching the property enclosed by a mature hedge, is the front garden mainly laid to lawn with a footpath leading to the front porch. The rear garden has lawned and decked areas, shrubs and a lovely feature of a small stream running through.

A gate in the rear boundary gives access to a pathway which leads to the garage which is located in a separate block where parking can also be provided.







## SITUATION

Fulbrook is an attractive village boasting a 12th century church in an elevated position within the Windrush valley, about half a mile from the historic Cotswold town of Burford. Burford is a wonderfully preserved medieval small town, with a number of recognised 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 4DF)

From Burford High Street proceed down the hill and continue over Burford bridge, then turn right into Fulbrook. Proceed through the village, turn right at the war memorial where the gated entrance to The Rickyard will be seen immediately on the left. Proceed through the gate on foot and no.2 will be found on the left.

## SERVICES

Mains electricity, water and drainage are connected. Newly fitted Biomass boiler has been installed for central heating.

## 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.

## LOCAL AUTHORITY & COUNCIL TAX

West Oxfordshire District Council

Tel: 01993 861000

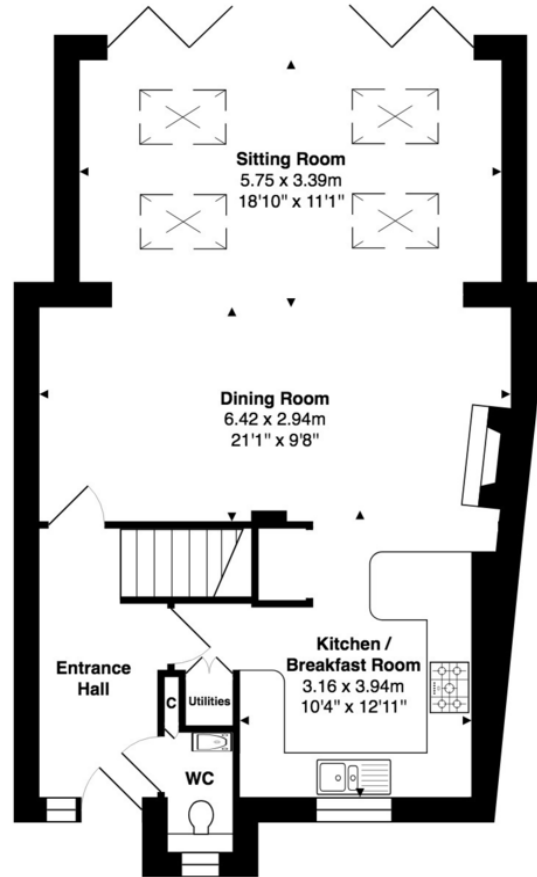
Council Tax Band E. Amount Payable 2018 £2,103.24

## MAINTENANCE CHARGE

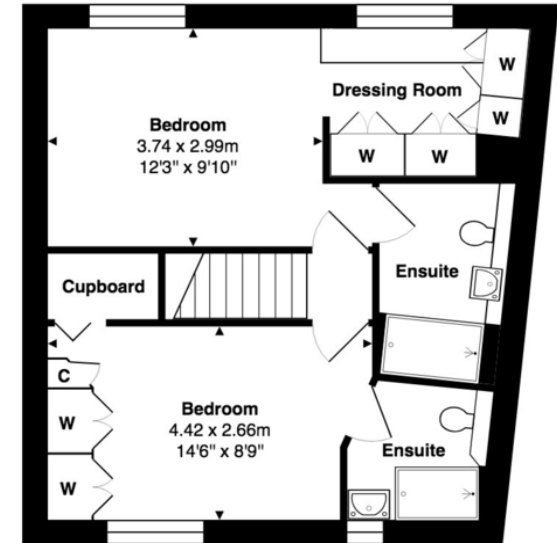
The Rickyard has a self-managing property company which oversees all the communal areas so there is an annual charge of approximately £465.32.

## VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.



Ground Floor



First Floor

Approx. Gross Internal Area: 104.1 m<sup>2</sup> ... 1121 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 purposes only and should be used as a guide.

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