



An excellent stone detached property

Hawthorns, Burford Road, Fulbrook, Burford, Oxfordshire OX18 4BL

Freehold



Entrance hall • Sitting room • Dining room • Study/
bedroom five • Kitchen/breakfast room • Utility • Four
bedrooms • Four bath/shower rooms • Store • Garden
• Garage • Parking.

Mileage

Burford 1 mile, Charlbury
8 miles (mainline trains to
London Paddington from
70 minutes) Chipping Norton
10 miles, Stow on the Wold
10 miles, Oxford 20 miles,
Cheltenham 22 miles
(all distances and times are
approximate).

Situation and Communications

Situated within an Area of
Outstanding Natural Beauty,
the village benefits from a
public house and a fine Norman
Church.

Burford is a mile away and
provides a wide range of
everyday shopping facilities
including shops, pubs, schools,
a bank, post office, library and
doctor's surgery.

Nearby A40 provides good
communications to Oxford and
Cheltenham, the M40 and the
M5.

Mainline rail stations at
Charlbury and Kingham
provide access to Oxford and
London.

Golf courses at Wychwood,
Naunton Downs, Cheltenham,
Chipping Norton, Burford and
Cirencester.

National Hunt racing at
Cheltenham and Stratford-upon-Avon.

Theatres at Stratford-upon-Avon, Cheltenham and Oxford.

There are excellent private
and state schools in the area
including Burford School, The
Cotswold School, Cokethorpe
and Kingham Hill School with
a wider choice at Oxford and
Cheltenham.

Hawthorns

Hawthorns is a detached stone
house occupying a generous
plot in a thriving village just a
mile from Burford. The floor
plans illustrate the well-
presented and versatile
accommodation with the main
points being:

Entrance hall with oak
flooring, built in bookcases and
oak bi-fold doors which open
to a triple aspect room, ideal
for use as a study or additional
bedroom. Bi-fold doors open
to the garden terrace.

Reception hall providing
access to the sitting room,
dining room and kitchen/
breakfast room.

Refitted kitchen/breakfast
room with an excellent range
of cabinets beneath granite
work surfaces and a walk in
pantry.

Double aspect sitting room
with bay window and stone
fireplace with multi-fuel stove.

Formal dining room adjacent
to the kitchen with floor to
ceiling doors allowing light to
flood in.

Useful utility room which
leads to the garden and
garage.





Master bedroom with fitted wardrobes and en suite bathroom.

Three further excellent double bedrooms, one with en suite shower room.

Paved terrace with raised beds.

Driveway parking for several cars.

Mature gardens surround the property with lawned areas, specimen trees, shrubs and a small wildlife pond.

Lovely views from the rear over adjoining fields.

Local Authority

West Oxfordshire District Council. T: 01993 861000. Council Tax Band G.

Services

Mains electricity, water and drainage are connected. Oil fired central heating. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Town and Country Planning

The property lies within the area administered by West Oxfordshire District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light,

support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Directions OX18 4BL

From Burford proceed over the bridge and follow the signpost at the painted roundabout to Fulbrook. Continue into the village passing 'The Carpenters Arms' on your right. Hawthorns will be found on the left after a short distance.

Financial Services

We offer a wide range of services which may be of interest to you including free and comprehensive market appraisals and confidential and independent advice from one of the UK's leading independent and better known mortgage brokers. Please call our office if you would like more information on the services we can provide.

Date of Information

Particulars prepared: July 2019. Photographs taken: July 2019.

Energy Performance

EPC rating E. A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

Hawthorns, Burford Road, Fulbrook, Burford, Oxfordshire O18 4BL

Approximate Floor Area 208.7 sq m / 2246 sq ft

Garage 18.0 sq m / 194 sq ft

Total 226.7 sq m / 2440 sq ft



savills

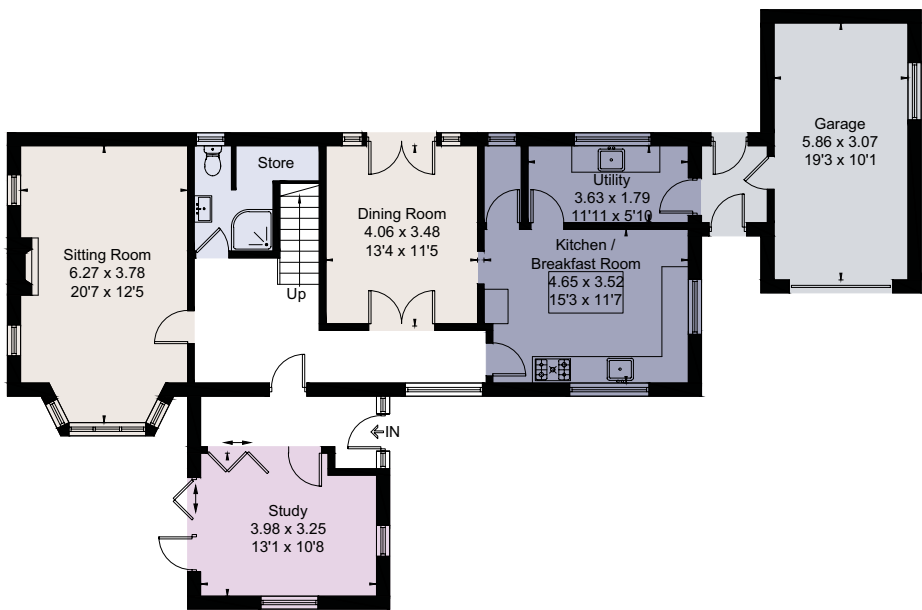
savills.co.uk

David Henderson

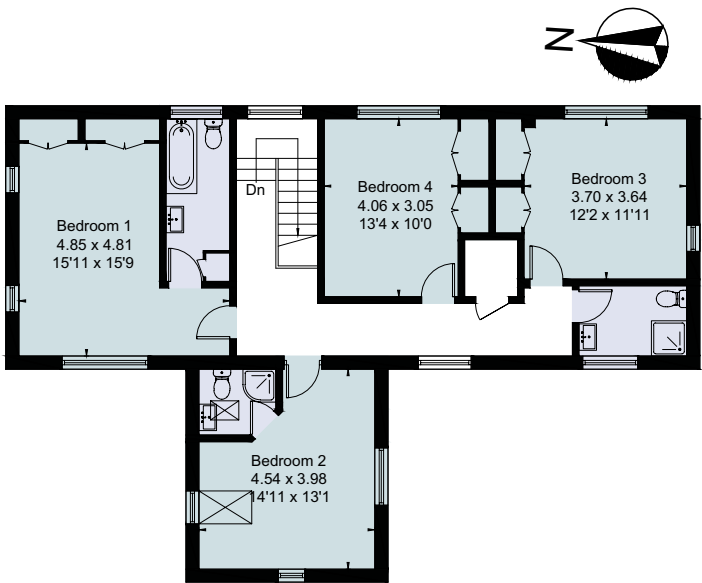
Savills Stow-on-the-Wold

01451 832832

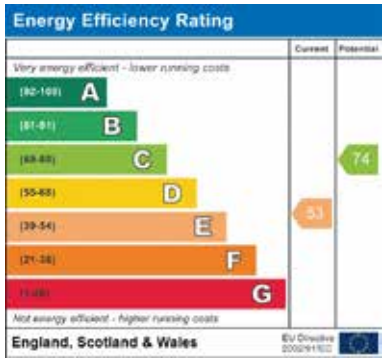
stow@savills.com



Ground Floor



First Floor



For identification only. Not to scale. © 190709HR

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

