



An individual and charming village house

The Old Manse, Westhall Hill, Fulbrook, Burford, Oxfordshire

Freehold



Entrance hall • sitting room • family room • study
• kitchen/dining room • utility • cloakroom • two bedroom
suites • three further bedrooms • family wet room
• Substantial mature gardens and off street parking
• In all about half an acre.

Distances

Burford 1 mile, Charlbury 9 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

Westhall Hill is a small hamlet on the northern side of the Windrush Valley looking across to the beautiful Cotswold town of Burford. The hamlet itself is made up principally of the Manor House together with various cottages and houses. The village of Fulbrook is a very short walk away and benefits from a public house and fine Norman Church.

Nearby Burford provides a wide range of everyday shopping facilities. There are a number of shops, pubs and restaurants as well as a primary and secondary school. In addition there is a bank, a post office, chemist, library and doctors' surgery.

The A40 lies to the south of Burford providing good communications to Oxford, the M40, to the East and Cheltenham and the M5 to the west with mainline rail stations at Charlbury and Kingham providing fast access to Oxford and London.

There are golf courses at Wychwood, Naunton Downs, Cheltenham, Chipping Norton, Burford and Cirencester; racing at Cheltenham and Stratford-upon-Avon and polo at Cirencester Park. 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.

The Old Manse

The Old Manse was built in 1938 for the resident Methodist Minister in Burford and there is a date stone on the side elevation. The property is traditionally built of local stone with part rendered elevations beneath a stone tiled roof. The current owner has refurbished and extended the property to the rear during his tenure and the property is now a well planned and executed combination of 1930s period charm and light living accommodation fit for the 21st century.

Internally the living accommodation is set out over two floors and comprises an attractive entrance hall with staircase to first floor and two double aspect south facing reception rooms, both with period fireplaces.





Situated to the rear of the house is a well-proportioned bespoke kitchen with a range of handmade freestanding units. There is ample space for a good sized table and chairs. The kitchen opens into a wonderful family room with doors opening to the garden. Accessed from the hall is a well-appointed utility and separate cloakroom.

On the first floor are five excellent bedrooms including two double bedroom suites enjoying views across the rear garden and over adjoining farmland. Bedrooms three and four, also doubles, overlook the south facing garden and beyond towards the town of Burford in the distance. In addition there is a fifth bedroom and family wet room.

The property is approached along an impressive and gently ascending drive which provides plenty of parking. The substantial gardens lie to the front and rear of the property and are laid to lawn interspersed with a number of mature specimen trees. There is an attractive terrace which adjoins the kitchen to the rear of the property. The gardens extend to about half an acre and adjoin farmland on two sides.

General Information

Local Authority
West Oxfordshire District Council. T: 01993 861000.

Services

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

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 4BJ

From Burford proceed over the bridge and turning right, follow the signpost at the roundabout to Fulbrook. Proceed up the hill and take the first left turning into Westhall Hill. The Old Manse is the third property on the right.

Tenure

Freehold

Viewing

Strictly by prior accompanied appointment with Savills.

Date of Information

Particulars prepared: November 2020. Photographs taken: November 2020.

The Old Manse, Westhall Hill, Fulbrook, Burford, Oxfordshire
Approximate Area 248.4 sq m / 2674 sq ft



savills

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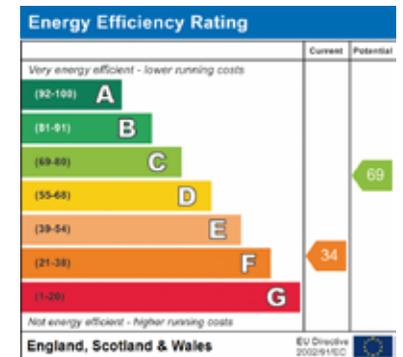
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Ground Floor



First Floor



For identification only. Not to scale. © 210709DH

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