

# The Dower House

Fulbrook, Burford, Oxfordshire





## A charming and historic house in an exceptional position on the edge of the Cotswolds.

Burford 1/2 mile, Charlbury Station 8 miles (London Paddington from 70 minutes), Stow-on-the-Wold 10 miles, Daylesford Organic Farm Shop 11 miles, Soho Farmhouse 16 miles, Cirencester 17 miles, Oxford 20 miles, Cheltenham 22 miles, M4 (J15) 16 miles to the south.  
(All distances and times are approximate.)



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### Summary of accommodation

Entrance hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Garden room/conservatory | Study

Utility room | Cloakroom | Cellar

Four bedrooms | Two bathrooms | Separate WC

Traditional Cotswold stone bothy | Double garage with office above | Log store | Delightful gardens | Exceptional views

**In all about 1 acre**

## Situation

Situated in the historic and unspoilt hamlet of Westhall Hill, overlooking Burford's medieval rooftops and church spire, the house is both rural and convenient, with an attractive footpath leading through the meadows to Burford High Street.



Burford has many everyday shopping facilities, including a butcher, newsagent, post office, baker and general store, as well as antique shops and art galleries. In addition, the surrounding villages offer a selection of pubs, restaurants and community shops. In the nearby towns of Chipping Norton and Witney can be found a range of supermarkets and food shops, while the larger cities of Oxford and Cheltenham provide more extensive amenities and facilities.



Railway stations at Charlbury, Kingham and Oxford regularly service London Paddington.



Road communications are good, with access to the A40 connecting to the M40 to London and the M5 to the west.



State and private schooling in the area are outstanding, with schools in Burford, Bourton-on-the-Water, Kingham and Cokethorpe, along with the Oxford schools, including the Dragon School, Magdalen College School and a host of others, including Cheltenham Ladies' College and Cheltenham Boys School in Cheltenham.



## The Dower House

Built in c. 1820, The Dower House is an exceptionally handsome family home with a grand facade, in a wonderful elevated position with views across the Cotswold hills and Burford's ancient roofscape. The property has been a family home for several decades and, while it has been well maintained and is ready to move into, the house is not listed and therefore offers a rare opportunity to make it one's own.

Built of traditional Cotswold stone under a stone roof, the house is substantial yet versatile, with numerous period features. Internally, the accommodation flows well. A central hall links well-proportioned reception rooms with generous ceiling heights to less formal living rooms to the rear. The most recent addition is the garden room/conservatory, which makes the most of the beautiful gardens and views.

Above is a principal suite with an adjoining bathroom and dressing room, three further bedrooms, a family bathroom, and an additional WC at the top of the main stairs.

There is scope to convert the studio above the double garage to further bedrooms or office space.





## Outside

The mature gardens are divided into 'rooms', with yew hedges and a wildlife pond, while herbaceous borders provide vibrant colour from spring through to autumn. Stone steps lead down to an orchard with apple trees, fruit bushes and a vegetable garden.

To the side of the house, a drive leads to space for parking and a double garage with a studio above. To the rear of the garden is a delightful bothy currently used as a potting shed.



## FLOOR PLAN

Approximate Gross Internal Floor Area

Basement: 20 sq m / 220 sq ft

Ground Floor: 156 sq m / 1,674 sq ft

First Floor: 116 sq m / 1,251 sq ft

Garage Ground Floor: 47 sq m / 506 sq ft

Garage First Floor: 34 sq m / 371 sq ft

Outbuilding: 13 sq m / 145 sq ft

Total Area: 386 sq m / 4,167 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## PROPERTY INFORMATION



## Property Information

**Tenure:** Freehold.

**Services:** Mains electricity and water—private drainage (sewage treatment plant)—oil-fired central heating.

**Local Authority:** West Oxfordshire District Council.

**Council Tax Band:** G

**EPC:** F

**What3Words:** ///funky.liner.stud

**Postcode:** OX18 4BJ

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: November 2024. Photographs dated: November 2024. Capture Property 01225 667287.

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