



**3 ARKEL CLOSE,**  
FULBROOK, OXFORDSHIRE, OX18 4DH

**PENNY &  
SINCLAIR**

# 3 ARKEL CLOSE

FULBROOK, OX18 4DH

**Built in 1998 Arkel House is a detached stone-built five bedroom house with double garage and a delightful well-established garden.**

- Village location close to Burford
- Drawing room with stone fireplace
- Dining room
- Kitchen with Aga
- Conservatory
- Master bedroom with en-suite
- 4 further bedrooms
- Delightful landscaped gardens
- Large terrace for al fresco entertaining
- Double garage

Burford half 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)

Arkel House is located off a lane in Fulbrook, an attractive village boasting a 12th century church and a well known pub restaurant, 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).





Arkel House is an attractive double fronted stone detached property. Built in 1998 and one of 4 houses forming Arkel Close, the house is exceptionally well appointed and beautifully presented throughout with delightful landscaped gardens.

Cotswold stone walls surround the gravel driveway providing parking for several cars. The front door beneath a stone porch opens into a welcoming reception hall, with solid oak flooring which continues throughout the ground floor reception rooms. Double doors open into the drawing room with an impressive stone fireplace housing a multi fuel Clearview stove. The generous south-facing study complete with high speed internet (70Mbps) overlooks the front garden. Double doors also lead into the separate dining room, which has glazed hardwood double doors leading into the hardwood conservatory. The large kitchen at the rear of the house has an oil-fired Aga, and a range of fitted units on three sides including a full height glazed dresser. Comprehensively equipped, it includes fully integrated built-under appliances: Miele fridge, Miele dishwasher, freezer, Neff Slide & Hide oven; plus Neff ceramic hob and powerful Visso extractor. Glazed hardwood double doors return to the west-facing conservatory. A separate fitted utility room, also housing the Grant condensing boiler (June 2017), plus an adjoining cloakroom with WC, complete the ground floor. A hardwood stable door provides side access.

Stairs from the hallway lead up to the first floor landing where oak flooring continues throughout the well-proportioned bedrooms. The master bedroom with windows overlooking the rear garden and fields beyond has a wall of fitted wardrobes and an en-suite shower room with chrome Matki fittings. There are three further double bedrooms plus a single bedroom (two of these have built-in wardrobes), in addition to a family bathroom with separate shower.

Outside there is a good sized double garage with a pitched roof providing excellent boarded storage space. The beautiful, private, landscaped and fully stocked garden with extensive York stone terraced areas provides the perfect setting for al fresco entertaining, and maximises the enjoyment of afternoon and evening sunshine.







#### **DIRECTIONS (OX18 4DH)**

From Burford High Street proceed North down the hill and continue over the bridge. At the roundabout, turn right onto Fulbrook Hill. Proceed through the village. After the War Memorial take the first right into Beech Grove signposted Swinbrook. Continue up Beech Grove approximately 200 yards and Arkel Close is the first turning on the left.

#### **SERVICES**

Mains electricity, water and drainage are connected. Oil-fired central heating.

#### **FIXTURES & FITTINGS**

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

#### **TENURE & POSSESSION**

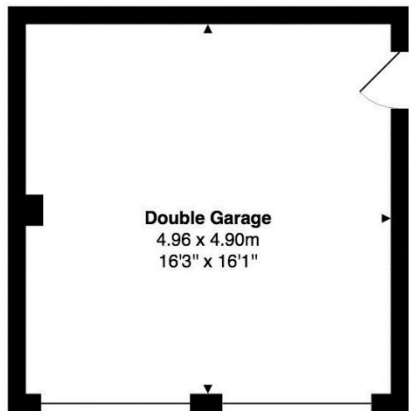
The property is freehold and offers vacant possession on completion.

#### **LOCAL AUTHORITY**

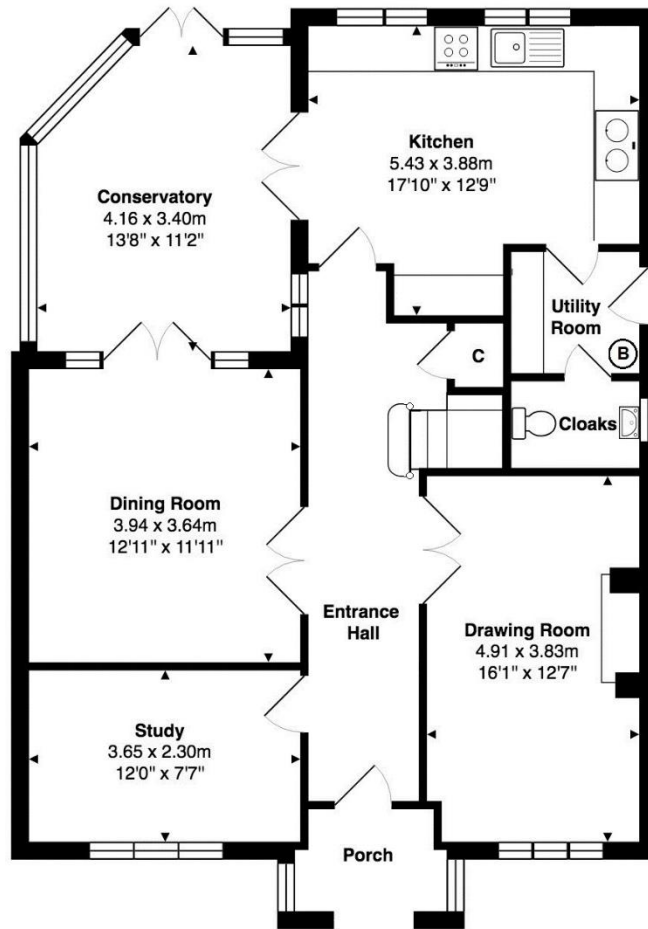
West Oxfordshire District Council - Council Tax Band: G

#### **VIEWING ARRANGEMENTS**

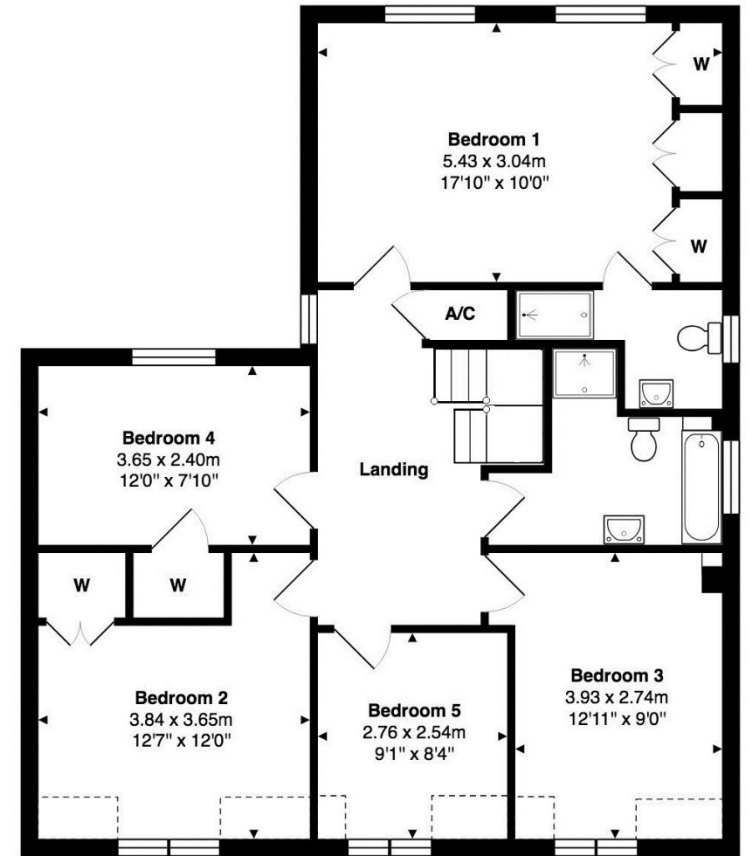
Strictly by appointment with Penny & Sinclair - 01993 220555.



Garage



Ground Floor



First Floor

Approximate Gross Internal Area: 194.3 m<sup>2</sup> ... 2091 ft<sup>2</sup> (excluding porch)

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 purpose only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)



**PENNY &  
SINCLAIR**