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Taylor & Fletcher



10 Windrush Close
Burford, OX18 4SL
Guide Price £549,000





10 Windrush Close

Burford, OX18 4SL

A light and spacious well presented end terraced house with private south facing rear garden and outdoor home office located in the heart of Burford close to excellent local schooling and amenities. No onward chain.



LOCATION

10 Windrush Close is situated in the heart of the well known medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Burford is within the Cotswolds Area of Outstanding Natural Beauty and the Burford Conservation Area. Burford provides an excellent range of local shops and amenities, including a baker, butcher, post office, general store, library and doctor's surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's towards Faringdon.

From Burford, the area's larger commercial centres of Cheltenham (22 miles), Cirencester (19 miles) and Oxford (19 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (8 miles), Kemble (22 miles) and Kingham (8 miles) and a comprehensive local bus network. Meanwhile, Soho Farmhouse (13 miles) and Daylesford Organic (11 miles) are nearby.

DESCRIPTION

10 Windrush Close is a light and spacious well presented end terraced house that is situated within close walking distance to both the excellent schooling and local amenities available in Burford.

The property comprises a sitting room and kitchen - dining room downstairs whilst there are two double bedrooms and a family bathroom on the first floor with the master bedroom and en suite bathroom on the second floor. A notable feature of the property is the private south facing rear terraced garden that has been carefully landscaped by the current owners and features an outdoor home office.

Approach

Paved pathway with steps rising to timber framed front door with glazed insert panel to lobby area with timber framed door to:

Sitting Room

Recessed fireplace with wood burning stove and stone hearth. Engineered oak timber flooring. Recessed ceiling spotlighting. Timber framed double glazed bi-fold doors providing direct access into the rear garden. Timber framed doors with glazed insert panels to:

Kitchen - Dining Room

Modern fitted storage units to the wall and base level with granite surfaces. Sink unit with mixer tap. Electric oven and grill with five ring electric hob with extractor above. Part tiled walls. Refrigerator and freezer. Dishwasher. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Recessed ceiling spotlighting. Worcester Bosch oil fired boiler. Timber framed door to below stairs storage cupboard. Double glazed windows to the front, side and rear elevations. Timber framed back door with glazed insert panels providing direct access into the rear garden. From the entrance lobby, stairs with timber balustrade rise to:

First Floor Landing

Recessed ceiling spotlighting. Double glazed windows to the front elevation. Timber framed door to:

Family Bathroom

Low level WC with concealed cistern, wash hand basin with mixer tap and cupboard below. Walk-in shower with overhead rain effect shower and wall mounted shower attachment. Tiled walls. Tiled flooring with underfloor heating. Recessed ceiling spotlighting. Double glazed window to the front elevation. From the first floor landing, timber framed door to:

Bedroom 3

Built-in wardrobes. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

Built-in wardrobes. Double glazed windows to the rear elevation. From the first floor landing, stairs with timber balustrade rise to:

Master Bedroom

Built-in wardrobes. Timber framed door to storage cupboard. Timber framed door to airing cupboard housing the hot water tank. Recessed ceiling spotlighting. Double glazed windows to the front and rear elevations. Timber framed door to:

En Suite Bathroom

Low level WC with concealed cistern, wash hand basin with mixer tap and splashback. Panelled bath. Part tiled walls. Stone pebble effect flooring. Recessed ceiling spotlighting. Double glazed window to the side elevation.

OUTSIDE

10 Windrush Close has some area of garden to the front of the property comprising an area of lawn with mature shrubs and plants. The principal area of garden is to the rear of the property enjoying a south facing aspect having been carefully landscaped by the current owners.

There are three sections with the first featuring an area of patio adjacent to the house facilitating outdoor dining and entertaining with a separate raised seating area. Steps rise to an area of mature shrubs and plants with further steps rising to the top section that has an area of lawn and an outdoor home office. The home office is set-up to enable working from home and also has a cloakroom. The rear garden has sensor controlled lighting and is bordered by timber trellis fencing with side access to the front of the property via a timber framed gate.

SERVICES

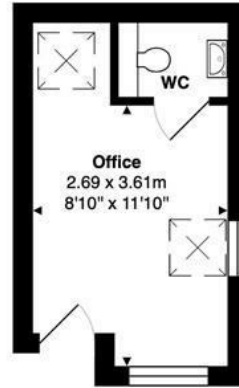
Mains Electricity, Water and drainage. Oil fired central heating,

LOCAL AUTHORITY / COUNCIL TAX

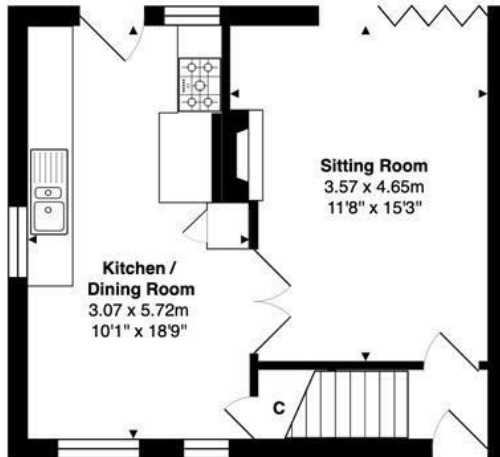
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'C' Rate payable for 2024 / 2025 £2064.62



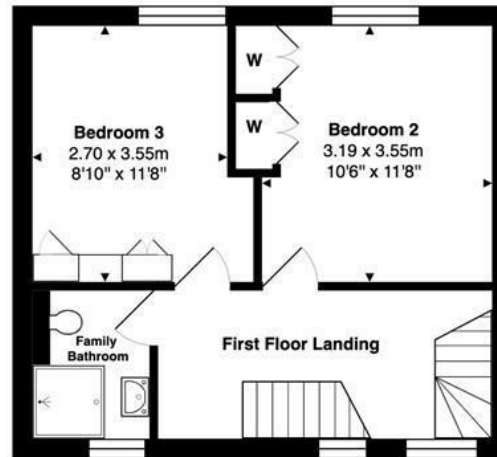
Floorplan



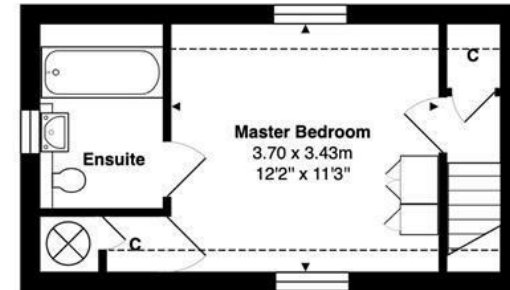
Outbuilding



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area

Main House 94.7 m² / 1019 ft²
 Outbuilding 12.2 m² / 132 ft²
 Total 107.0m² / 1151 ft²



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 such.

Drawn by E8 Property Services. www.e8ps.co.uk

Area Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			