

COCKLEBERRIES & 6 WINDRUSH

NR BURFORD, OXFORDSHIRE



*Burford 5 miles, Stow on the Wold 9 miles,
Cirencester 16 miles, Cheltenham 16 miles, Oxford
24 miles, Charlbury Station 9 miles (London,
Paddington 70 minutes), Oxford Parkway Station
21 miles (London Marylebone 55 minutes)
(all times & distances approximate)*

A PAIR OF ATTACHED
GRADE II LISTED COTTAGES
IN AN IDYLIC LOCATION
IN THIS BEAUTIFUL
COTSWOLD VILLAGE. WITH
GOOD POTENTIAL TO LINK
AND MAKE A STUNNING
VILLAGE HOME (SUBJECT TO
NECESSARY CONSENTS).



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COCKLEBERRIES

Ground Floor: Sitting Room • Dining Room • Kitchen
Utility • Cloakroom

First Floor: Principal Bedroom with Ensuite
Two Further Double Bedrooms • Shower Room

Second Floor: Attic Room

Outside: Single Garage • Driveway Parking • Front
Garden • Rear Garden

6 WINDRUSH

Ground Floor: Dining Hall • Sitting Room • Kitchen
Storage Room

First Floor: Bedroom with Dressing Area

Second Floor: Attic Bedroom • Bathroom

Outside: Two Storage Rooms • Rear Garden

DESCRIPTION

Cockleberries & 6 Windrush are a pair of late 17th Century cottages situated on the edge of the desirable village of Windrush with uninterrupted views to the front and rear.



Both cottages offer a good degree of potential to update and convert into one stunning village home (subject to necessary consents). Both hold a good degree of character and charm with original features such as stone mullion windows and exposed beams in the attic rooms. Externally the cottages enjoy a pretty front garden with driveway parking and garage, bound by Cotswold stone walling, to the rear a private garden with mature trees and wild meadow terrace and stone outbuilding.

SITUATION & AMENITIES

Windrush is a sought after rural Cotswold village of traditional stone houses and cottages, quietly yet conveniently situated off the A40. It is centred around a fine Norman church and thriving village hall that hosts local events including film nights and village socials, and has access to a wonderful network of footpaths and bridleways. The neighbouring village of Sherborne has an award winning village shop and tea room, as well as a primary school. The charming market towns of Northleach and Burford are nearby with excellent facilities for daily shopping, restaurants

pubs and cafés. The larger towns of Cirencester, Cheltenham and Oxford are easily reached for more comprehensive shopping and cultural opportunities.

The A40 is within a short drive and provides easy access to Cheltenham, Oxford, the M5 and the M40. Charlbury Station is within 9 miles with trains to Paddington taking from 70 minutes.

Water sports at the Cotswold Water Park. Golf at Burford, Cirencester and Wychwood. Racing at Cheltenham and Stratford upon Avon. Theatres at Cheltenham, Oxford, Chipping Norton and Cheltenham.

SERVICES

Mains water and electricity. Oil central heating. Private Drainage. Fibre broadband available in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

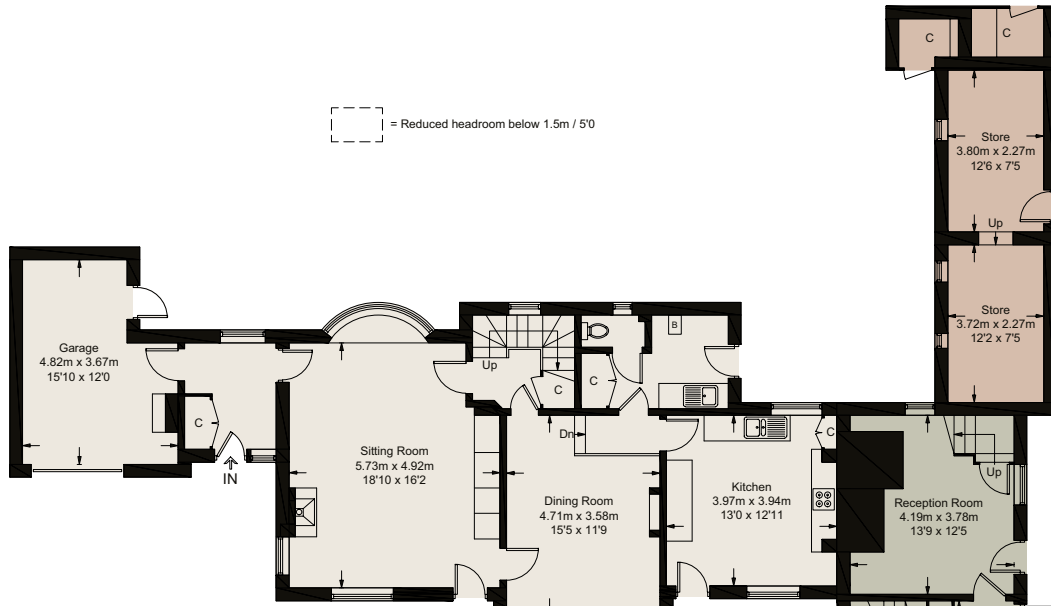
WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold





No. 4 - Ground Floor (Excluding Garage)
82.2 sq m / 885 sq ft

Approximate Gross Internal Area

No 4 = 167.9 sq m / 1807 sq ft

No 6 = 120.2 sq m / 1293 sq ft

Total = 288.1 sq m / 3100 sq ft

Garage = 15.3 sq m / 165 sq ft

Stores & External Cupboards = 26.4 sq m / 284 sq ft

Total = 329.8 sq m / 3549 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1072379)

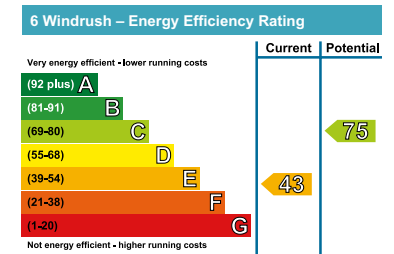
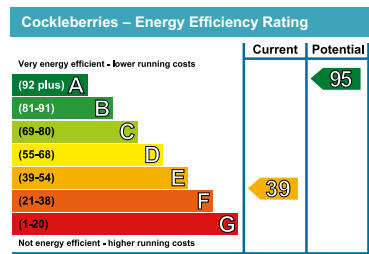


No. 4 - First Floor
70.6 sq m / 760 sq ft

No. 6 - First Floor
32.9 sq m / 354 sq ft

No. 6 - Second Floor
27.8 sq m / 299 sq ft

No. 6 - Ground Floor (Excluding Stores / External Cupboards)
59.5 sq m / 640 sq ft



LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester
GL7 1PX. T: 01285 623000 W: cotswold.gov.uk

COUNCIL TAX

Cockleberries: Band F
6 Windrush: Band E

VIEWING

Please telephone Butler Sherborn, Burford Office
T 01993 822325 or The London Office T 0207 839 0888.
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DIRECTIONS (POSTCODE OX18 4TU)

From Burford take the A40 towards Cheltenham. Pass 'The Inn for All Seasons' on the right and after about a mile turn right to Windrush. Bear left past the Church and triangle green, Cockleberries and 6 Windrush can be found on the right hand side.

what3words: [offstage.zebra.dock](https://www.what3words.com/offstage/zebra/dock)



DISCLAIMER 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: April 2024. Particulars written: April 2024. Brochure by wordperfectprint.com

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