



10 WINDRUSH

BURFORD, OXFORDSHIRE

A charming semi-detached Grade II Listed two-bedroom period stone cottage, situated on a quiet no through lane in the desirable village of Windrush backing onto orchard land to the rear

Ground Floor: Sitting Room • Kitchen/breakfast Room
Utility/Cloakroom

First Floor: Generous Double Bedroom
Guest Bedroom • Family Bathroom

Outside: Garden to front • Adjoining outbuilding

Butler 
Sherborn

Burford Office

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The London Office

40 St James's Place, London, SW1A 1NS.

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DESCRIPTION

Dating back to the 1800's, 10 Windrush is a stunning example of a charming Cotswold cottage in the heart of the desirable village of Windrush. The property has been lovingly refurbished by the current owners to a high standard with a pretty front garden and backing on to orchard land at the rear.

SERVICES

Mains water and electricity. Electric central heating with underfloor heating in the kitchen, cloakroom and upstairs bathroom. Private drainage. Gigaclear broadband. 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 particulars are included in the sale. Some additional items 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



LOCAL AUTHORITY

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

COUNCIL TAX: Band D

VIEWINGS

Please telephone Butler Sherborn, Burford Office
T 01993 822325 or The London Office T 0207 839 0888.
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DIRECTIONS (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. On entering the village bear left at the first green and continue until you reach a green on your right, with a phone-box. Walk down the lane to the right of the green and 10 Windrush can be found on the left hand side.

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Pubs

The Fox, Great Barrington - 1 mile
The Bull, Burford - 4.3 miles



Schools

Burford Primary and Secondary Schools - 4.5 miles
Hatherop Castle School - 7.8 miles



Train station

Charlbury - 12 miles
Oxford - 23.5 miles



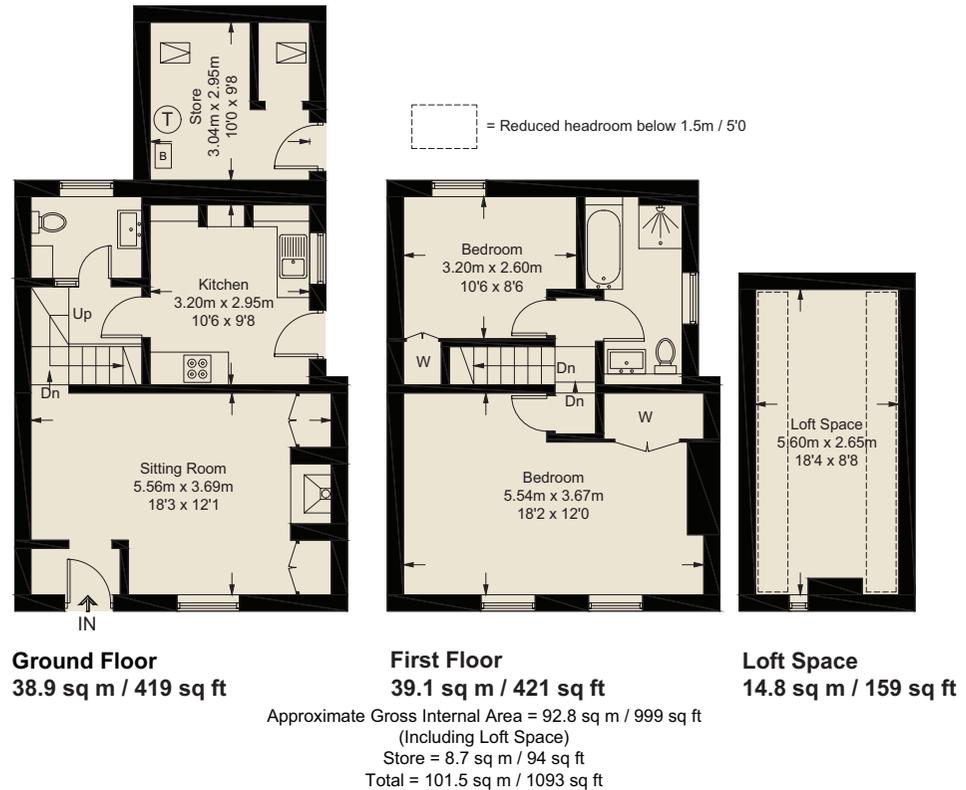
Members Clubs

Estelle Manor - 17.6 miles
Soho Farmhouse - 20.5 miles
Daylesford Farmhouse 13.8miles

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