



Windrush Farm
Burford Road | Fulbrook | Burford | Oxfordshire | OX18 4BL

FINE & COUNTRY

WINDRUSH FARM



Welcome to Windrush Farm nestled in a picturesque setting, offering breathtaking views and enchanting gardens. This exceptional family home is discreetly positioned in the highly desirable village of Fulbrook, just a leisurely stroll away from the charming town of Burford.



Windrush Farm stands as an impressive four-bedroom family residence, showcasing a secluded setting and delightful gardens in the heart of the beloved village of Fulbrook. Initially constructed in the early 1980s, the house has undergone subsequent expansions. The dwelling has been meticulously maintained and presents contemporary finishes that cater to modern-day living.

The generous living space is thoughtfully arranged across two levels, and numerous key rooms enjoy the delightful outlook over the gardens and the picturesque countryside beyond.

Ground Floor

The ground floor exhibits a harmonious flow, providing ample room for both relaxation and entertainment. This includes a cosy sitting room featuring a fireplace, an exquisite custom-crafted Tulip Wood kitchen and breakfast area with an island, adorned with marble surfaces and an electric double oven Aga, a sunlit garden room with a comfortable seating section, a spacious utility room offering abundant storage options, a convenient downstairs cloakroom, and an elegant formal drawing room with dual front-facing aspects.















First Floor

Ascending to the first floor, the sense of spaciousness and luminosity persists, featuring a principal bedroom suite with an adjoining walk-in wardrobe and dressing room, two additional generously sized double bedrooms, and an expansive contemporary family bathroom complete with a bathtub and separate walk-in shower.











Outside

Enhancing the appeal of this residence is its charming frontage, featuring a gravel driveway with ample parking for multiple vehicles. Electric double gates provide access and lead to the detached double bay garage, which also includes two valuable storage rooms at its rear. The meticulously landscaped front garden offers a spacious lawn with neatly defined low-level borders and picturesque flower beds. Moving to the rear garden, you'll discover a predominantly lawned area with multiple paved patios, creating the perfect alfresco setting for outdoor dining, while relishing amazing countryside panoramas. The garden is adorned with mature beds and borders and is secluded by a high-level boundary fashioned from beautiful Cotswold stone.







LOCAL AREA

Fulbrook is a delightful Cotswold Village that lies across the River Windrush, just a stone's throw from the charming town of Burford, arguably one of the prettiest, unspoiled towns in England on the border of Oxfordshire and Gloucestershire. This picturesque village resides within an officially designated Area of Outstanding Natural Beauty. The village of Fulbrook boasts a historic Norman Parish Church and the popular Carpenters Arms public house. Its prime location is further enriched by its close proximity to Burford, which provides residents with convenient access to everyday shopping, a variety of additional pubs and eateries, as well as both excellent primary and secondary schools.

From here you have fabulous countryside walks that can easily access everything the Cotswolds has to offer. Good commuting links from Charlbury (approx. 6 miles) and Kingham (approx. 8 miles) offer a direct line to London Paddington. Easy access to the A40 provides good links to the motorway network. Furthermore, swift access to the M4 motorway can be found at Swindon Junction 15, approximately 15 miles to the south, providing a convenient gateway to further destinations.



INFORMATION

Services

The property is connected to mains electricity, water and drainage, oil central heating.

Tenure

Freehold

Vacant possession will be granted on completion.

Fixtures & Fittings

All items like Fixtures and Fittings described in these details are included. All other such items are specifically excluded.

Local Authority

West Oxfordshire District Council

Council Tax Band G

Directions

What3words - [///lunge.flicked.safety](https://www.what3words.com/#!/lunge.flicked.safety)

To reach Windrush Farm from Burford, follow these directions: Postcode OX18 4BL

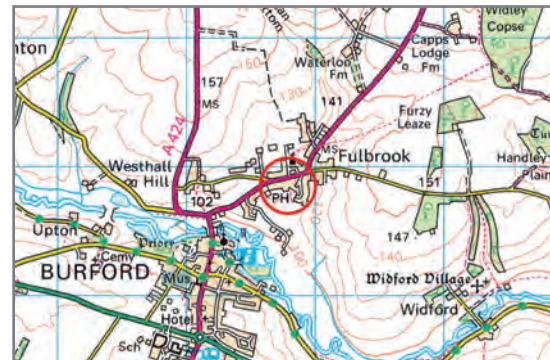
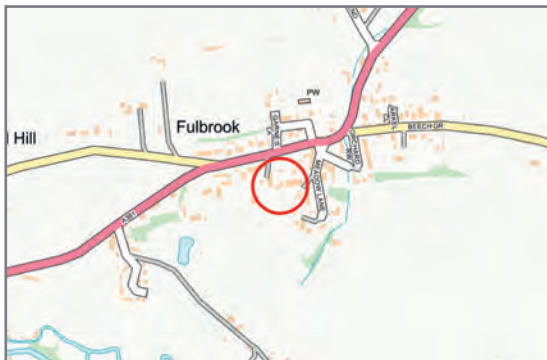
1. Head down the High Street and continue over the bridge.
2. As you approach the mini roundabout, take a right turn into Fulbrook.
3. Keep driving, and you'll pass the Carpenter's Arms on your right-hand side.
4. Look for the Windrush Farm turning on your right.
5. Turn into the driveway. About 50 yards further, you'll spot a cow sign and electric gates that mark the entrance to the property.

Viewing Arrangements

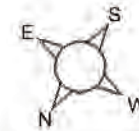
Strictly via the agent Kathryn Anderson on 07979 648748 or 01451 850179.

Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>



Windrush Farm, Burford Road Fulbrook, Burford
Main House internal area 2,950 sq ft (274 sq m)
Garage internal area 637 sq ft (59 sq m)
 Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8511477/JLW

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 01.11.2023





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

Fine & Country Cotswolds and Cheltenham
T: 01451 850179 | Mobile: 07979 648748
email: kathryn.anderson@fineandcountry.com

As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions.

With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients, which has earned me many returning vendors in the past, a testament to my client-focused and effective service.

When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!

TESTIMONIALS

"We have recently finalised the sale of our property in Chipping Campden, and we were fortunate to have Kathryn Anderson from Fine & Country as our agent. This marks the fourth property that Kathryn has successfully handled for us over the years, and once again, her professionalism and expertise have shone brightly. Her profound knowledge of the property market in the Cotswolds and Cheltenham area was evident throughout our dealings. Kathryn went above and beyond our expectations by securing not just one, but two buyers for our property in under three weeks. Her negotiation skills resulted in us receiving the best possible offer. Remarkably, we completed 6 weeks later. This smooth and efficient journey was made possible thanks to her unwavering commitment and dedication. Without a doubt, I wholeheartedly recommend Kathryn from Fine & Country to anyone in need of an exceptional estate agent. Her outstanding performance has consistently delivered outstanding results for us, and we couldn't be more pleased with the outcome."

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Cotswolds and Cheltenham
2 A P Ellis Road, Upper Rissington, Cheltenham, GL54 2QB
01451 850179 | 07979 648748 | kathryn.anderson@fineandcountry.com

