

Windrush Apartment Buford, Oxfordshire



TO LET

A top floor, 2 bedroom apartment, located in the heart of Burford

Accommodation

Sitting Room • Kitchen • Utility Room • Shower Room

Description

Windrush is a well-appointed second floor apartment within a stunning Grade II building, in the heart of Burford. The property has been newly refurbished throughout to create modern living accommodation within a historic building and takes advantage of some fantastic views over the high street, together with a rooftop vantage of the surrounding countryside.

Situation & Amenities

Stow-on-the-Wold 10 miles • Cirencester 17 miles • Oxford 20 miles
Charlbury Station 8 miles (London, Paddington 70 minutes)
(distances approximate)

Known as the 'Gateway to the Cotswolds', Burford is one of the most picturesque in Oxfordshire and features in the Domesday book of 1086.

Famous for its steep high street, leading downhill towards the River Windrush, the market town offers a wide range of everyday facilities including boutiques, antique shops, galleries, public houses, restaurants and is home to England's oldest pharmacy, dating back to 1734.

Burford has an active community with St Johns Church being listed as on the top 10 most visited churches in England, Burford School providing secondary education for over 450 years, together with a local and highly respected primary school.

The larger towns of Oxford, Cheltenham and Swindon offer a wider range of shopping and recreation facilities. Amenities locally include the Burford Garden Company, watersports at the Cotswold Water Park, golf at Burford, racing at Cheltenham and Newbury and theatres at Chipping Norton and Oxford.



Burford Office

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**Butler
Sherborn** 

Fixtures and Fittings

Available to let Unfurnished. Appliances include: Integral electric oven with extractor over, integral fridge and dishwasher. Washing machine (located in a utility cupboard).

(Please note any items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).

Note: Please note the photographs used are from a previous marketing campaign.

Services

 Mains Water  Mains Electricity  Mains Drainage  Electric Heating

 Telephone and Broadband availability subject to individual packages and BT transfer regulations. Accessibility can be checked online via: checker.ofcom.org.uk.

Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit. West Oxfordshire District Council – Tel: 01993 861000. Council Tax Band C.

Viewings Strictly by appointment – Tel: 01993 822325

Directions OX18 4QU

From Burford High Street the property will be found on the left hand side, next to the Tolsey Museum. Access to the apartment is via the private car park to the rear of the building.

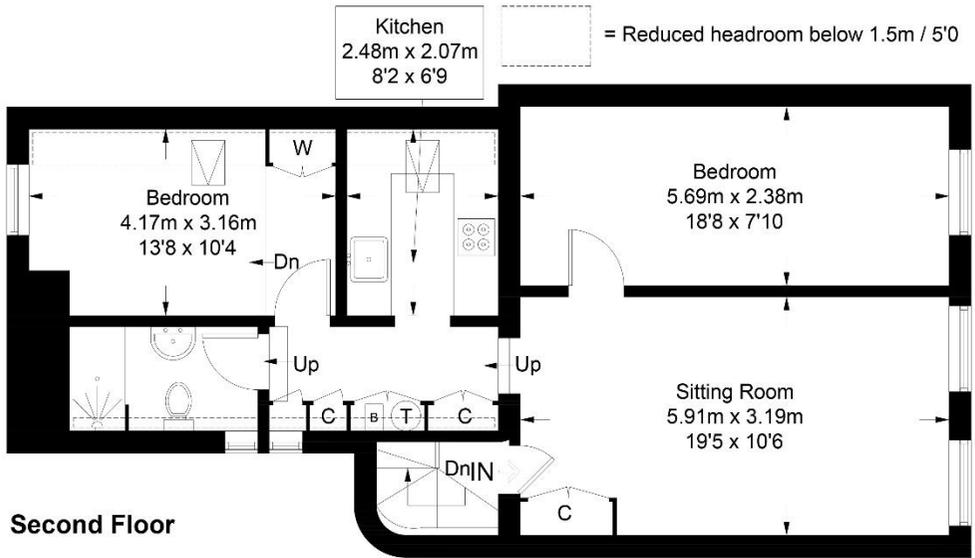
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Disclaimer

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. Neither Butler Sherborn LLP, nor the landlord 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. 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. Please discuss with us any aspects which are particularly important to you before traveling to view this property.

Windrush, Grafton House, Sheep Street, Burford, OX18 4LS



Second Floor

Approximate Gross Internal Area = 60.3 sq m / 649 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID942116)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)	64	71
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

