

established 200 years

Tayler & Fletcher



1 Windrush Court
175 The Hill, Burford, OX18 4RE
Guide Price £345,000





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A light and spacious two bedroom first floor apartment set in a peaceful position within this popular development for the Over 60s with access to communal gardens, garage and parking. Located close to all amenities in Burford.

LOCATION

1 Windrush Court is set in the heart of the 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, bank and doctors surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses. Local activities include Burford Bowls Club and Burford Golf Club, both of which are within walking distance of Windrush Court.

Meanwhile, there is a strong community involving the St John the Baptist Church whilst there is an active programme of events taking place through the Warwick Hall, many of which are geared towards the over 60s.

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.

DESCRIPTION

1 Windrush Court is a well presented, light and spacious two bedroom first floor apartment set in a peaceful position within this popular development for the Over 60s. The property comprises an entrance hallway with stairs leading to the first floor. There is a master bedroom with en suite bathroom, separate shower room, dining room, sitting room and kitchen - breakfast room. The dining room could be used as the second bedroom if required. There is a separate garage and access to the communal gardens and the designated visitor parking area. The development has access to a nearby bus stop whilst the property is within walking distance of all local amenities in Burford.

Approach

Paved patio footpath. Storage cupboards accessed via timber framed doors. Timber framed front door with glazed insert panels leading to:

Hallway

Timber framed door to storage cupboard. Double glazed window to the rear elevation. Stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to storage cupboard. Timber framed door to:



Master Bedroom

Range of built-in wardrobes. Double glazed windows to the front and side elevations. Timber framed door to:

En Suite Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback. Panelled bath. Bidet. Chrome heated towel rail. Tiled walls. Tiled flooring. Timber framed door to airing cupboard and hot water tank. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Shower Room

Low level WC with standard cistern, wash hand basin with tiled splashback and cupboard below. Wall mounted vanity cupboard. Shower cubicle with wall mounted shower. Chrome heated towel rail. Tiled walls. Tiled flooring. From the first floor landing, timber framed door to:

Bedroom 2 / Dining Room

Double glazed windows to the front elevation. From the first floor landing, timber framed door to:

Sitting Room

Fireplace with stone surround and electric Dimplex coal effect fire and stone hearth. Double glazed windows to the front elevation. From the first floor landing, timber framed door to:

Kitchen - Breakfast Room

Fitted storage units to the wall and base level with laminate work surfaces. Stainless steel sink unit. Electrolux single electric oven and grill. Four ring electric hob with extractor over. Refrigerator and freezer. Miele dishwasher. Miele washing machine. Part tiled walls. Tiled flooring. Double glazed windows to the side elevation.

OUTSIDE

1 Windrush Court has access to the communal gardens and the designated visitor parking area within the development. There is a separate garage and bin storage.

SERVICES

Mains electricity, water and drainage.

Electric heating / Night storage heating.

Service Charge: £180.00 per month. This includes the external maintenance of the property including hedge cutting, lawn mowing, window cleaning and external decorating plus buildings insurance.

LOCAL AUTHORITY / COUNCIL TAX

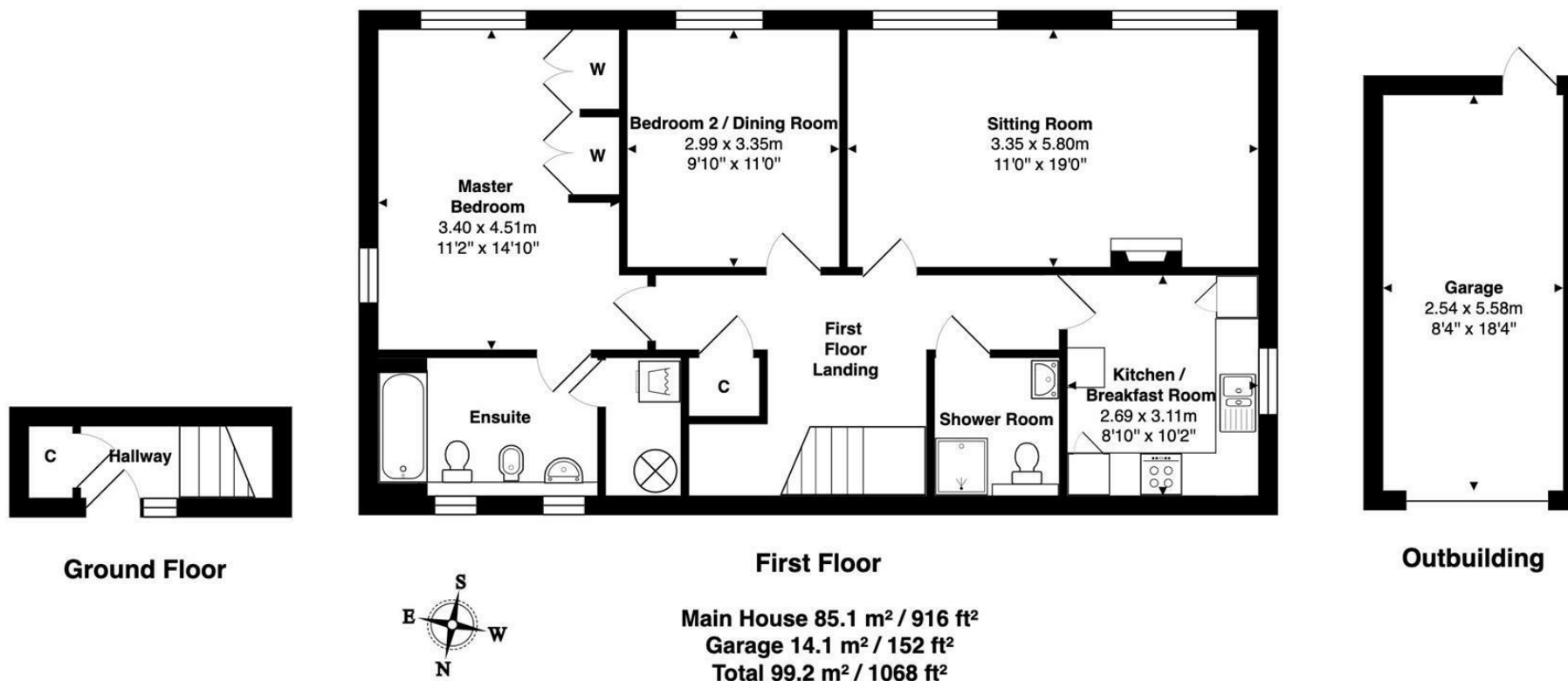
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'E' Rate payable for 2025 / 2026 £2974.22

ADDITIONAL INFORMATION

1 Windrush Court is a leasehold apartment.

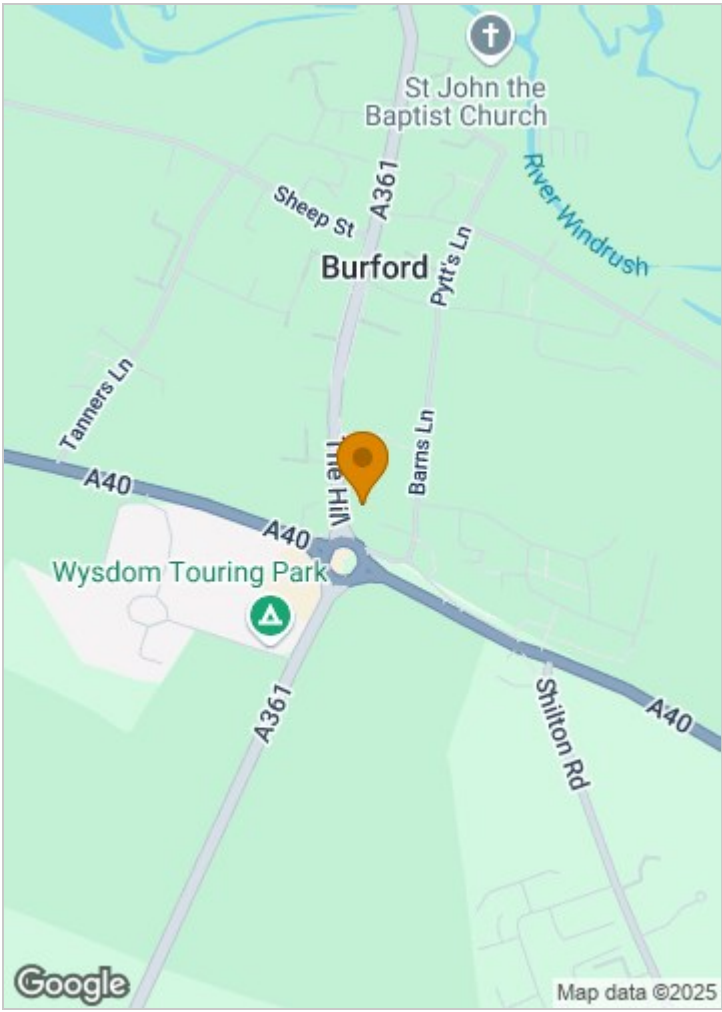
Lease: 999 years.





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

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		
(82 plus) A		73
(81-81) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	