



RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

HIGHFIELD
WINDRUSH | BURFORD







HIGHFIELD WINDRUSH | BURFORD OX18 4TT

'a beautifully presented, three bedroom detached stone built house within the charming hamlet of Windrush, just outside Burford'

Burford 4 miles | Northleach 5 miles | Stow on the Wold 10 miles
Cirencester 17 miles | Cheltenham 19 miles | Witney 12 miles
Charlbury train station 14 miles
all distances are approximate

large sitting room with multi fuel stove | kitchen/breakfast room | dining room
principal ensuite bedroom | two further double bedrooms
family bathroom with shower | ample off-street parking | mature garden
potential to extend (STP)

the finer details

services Mains water and electricity, private septic tank drainage, oil fired central heating

tenure & possession The property is freehold and offers vacant possession on completion

fixtures & fittings May be acquired by separate negotiation via Radnor Martin

rights of way There are no footpaths or rights of way over the property

local authority Cotswold District Council

council tax Band F

viewing arrangements By appointment with Radnor Martin 01993 765115

energy performance certificate Energy Performance rating - E

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description

Built around 1992/93, Highfield is a beautifully presented, detached, three-bedroom, family home. The entrance leads to a hallway with wooden floors, storage, and a cloakroom. To the left, through double doors is a dual aspect sitting room with multi-fuel stove and exposed brickwork. Double doors open out onto the rear patio which runs across the back of the house and is ideal for al-fresco dining. At the rear of the house, the kitchen has quarry tile flooring and fitted wooden units, containing double oven and hob, fridge, freezer, dishwasher and washing machine. There is space for dining table and double doors open onto the garden, with views over the neighbouring paddocks. Completing the downstairs accommodation is a separate formal dining room. From the hallway, stairs lead up to a generous landing with and three bedrooms. The principal bedroom has an ensuite shower room and fitted wardrobes with views over the front of the property. The two further double bedrooms also have built in storage and share a family bathroom with shower over bath. Finally, there is a partially boarded loft providing additional storage.

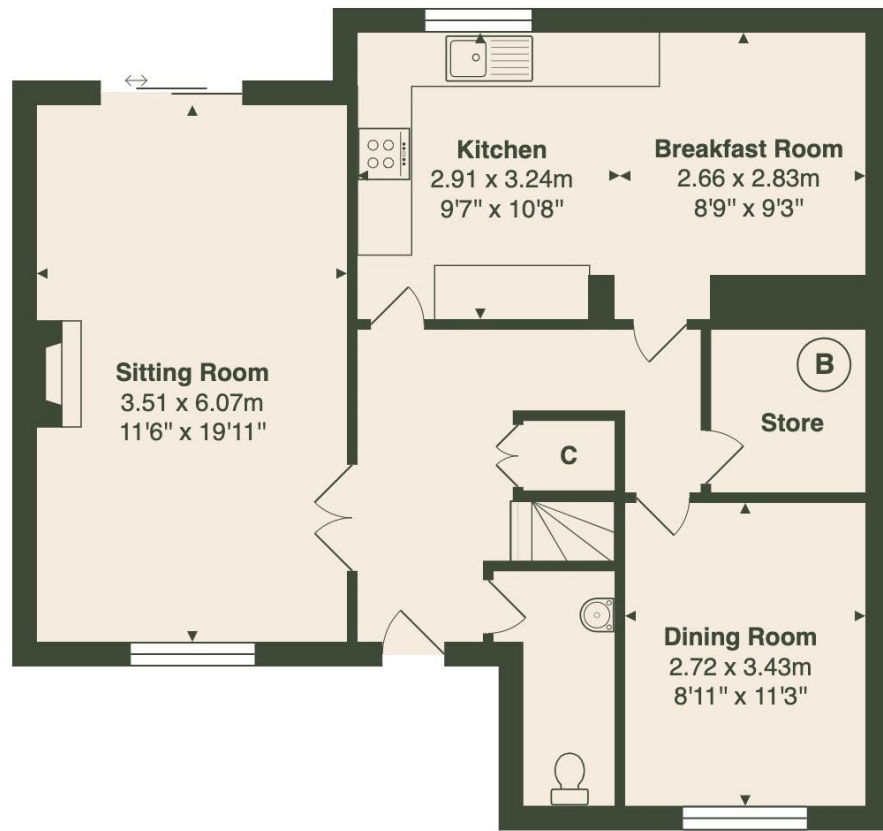
outside

The house is surrounded by a mature, private garden. This is mainly laid to lawn with mature trees, hedges and shrubs. There is also a useful garden shed to the side of the property. The outside space is further enhanced by the wonderful views the house offers, particularly to the front. There is driveway parking for up to three cars.

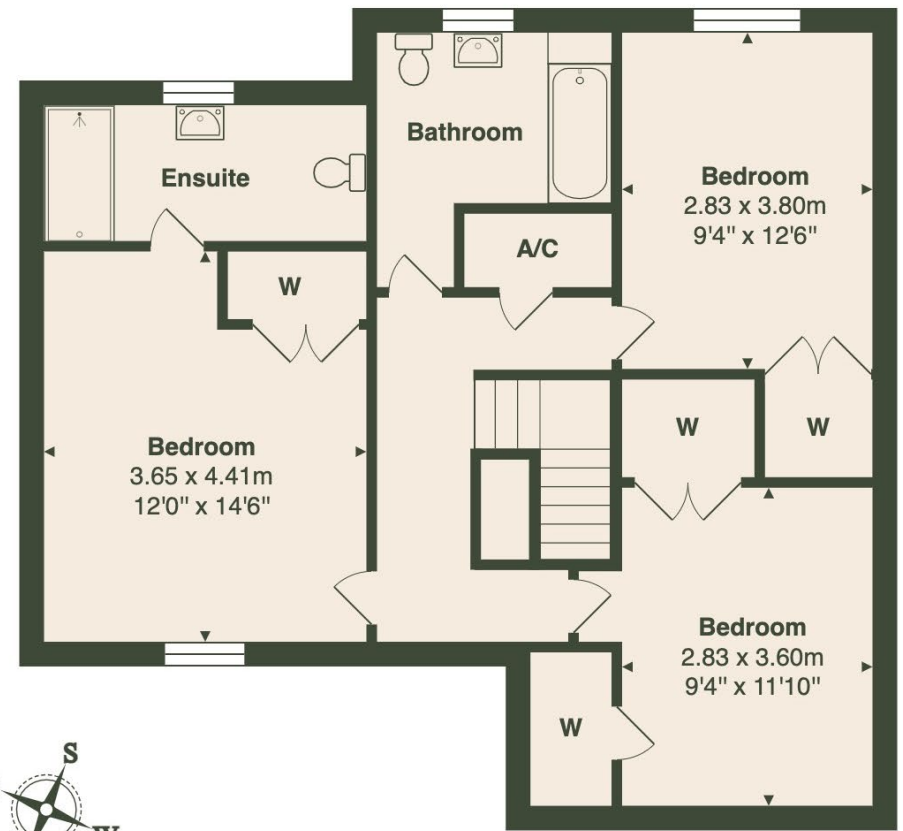
area

Windrush is a charming, peaceful village with a thriving community lying on the River Windrush in the Gloucestershire Cotswolds. At the centre of the village is an attractive tree-lined green surrounded by local stone houses. Some of these are 17th century with at least one with a date stone of 1668. At the heart of the village is a 12th century Grade I listed Anglican Church and village hall where a variety of events take place including a monthly film night and Saturday coffee mornings. Neighbouring village, Sherbourne offers a charming award-winning village shop and café with the nearby pub in Great Barrington just down the road. Just 4 miles away, Burford offers a wide range of shops, eateries, and facilities.





Ground Floor



First Floor



Approximate Gross Internal Area

130.8 m² ... 1407 ft²

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

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contact us

First Floor 85 | Great Portland Street | London | W1W 7LT
The Old Mill House | Merretts Mill | Woodchester | Gloucestershire | GL5 5EX
office@radnormartin.com
0203 858 0035
01993 765115