

RADNOR MARTIN

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

LAVENDER COTTAGE
WINDRUSH | GLOUCESTERSHIRE





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OX18 4TT

*'charming grade II listed cottage with countryside views
situated in the heart of this delightful village'*

Burford 4 miles | Northleach 5 miles | Stow -on -the -Wold 10 miles
Cirencester 17 miles | Cheltenham 19 miles | Witney 12 miles
Charlbury (London, Paddington) 12 miles
all distances are approximate

beautiful charming cottage | original features
sitting room with wood burner | dining room with wood burner | study
three double bedrooms | family bathroom & ensuite
enclosed private garden with views | end of chain

the finer details

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

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

fixtures & fittings May be acquired by separate negotiation

local authority Cotswold District Council
council tax Band E

viewing arrangements By appointment with Radnor Martin 01993 765115

energy performance certificate Energy Performance rating - E

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description

A beautifully presented 17th century Grade II Listed house situated in this picturesque village, close to Burford. The property has been extended sympathetically and is presented in excellent decorative order and provides kitchen/breakfast room, dining room with log burner, drawing room with log burner and double doors leading to the rear garden with stunning views over the adjacent National Trust land, study and WC/utility room.

The first floor comprises: principal bedroom with shower room, two further double bedrooms and large family bathroom.

outside

The property has a pretty walled front garden and a rear garden with raised flower borders and panoramic views of the countryside beyond.

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.

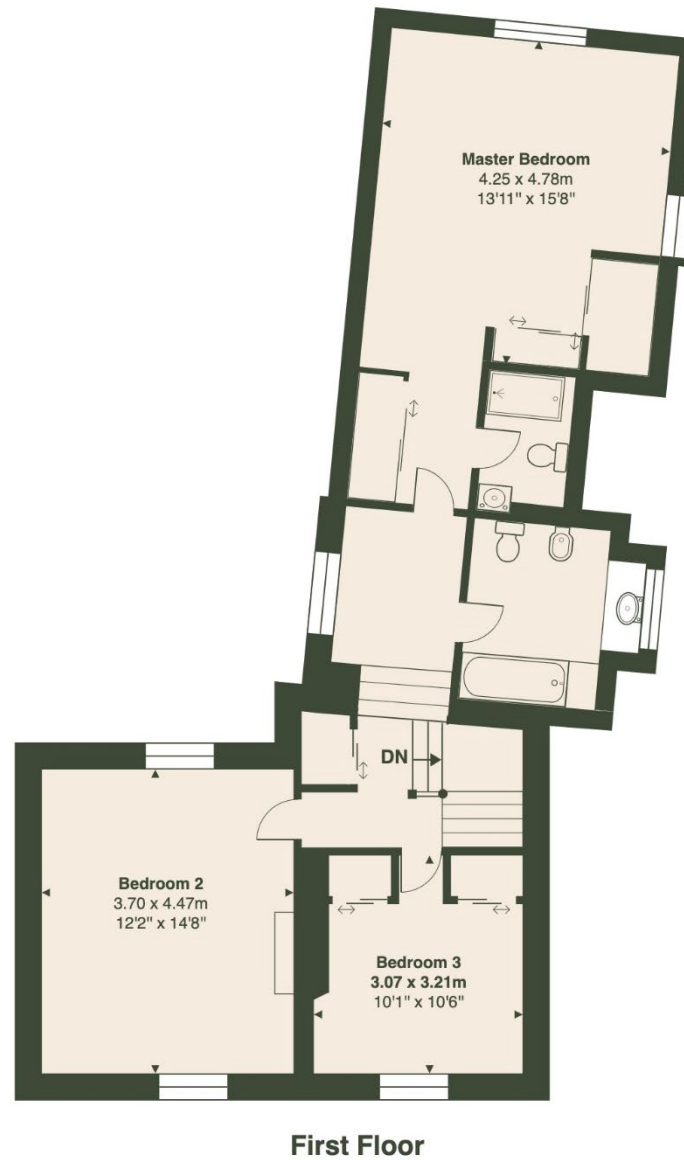
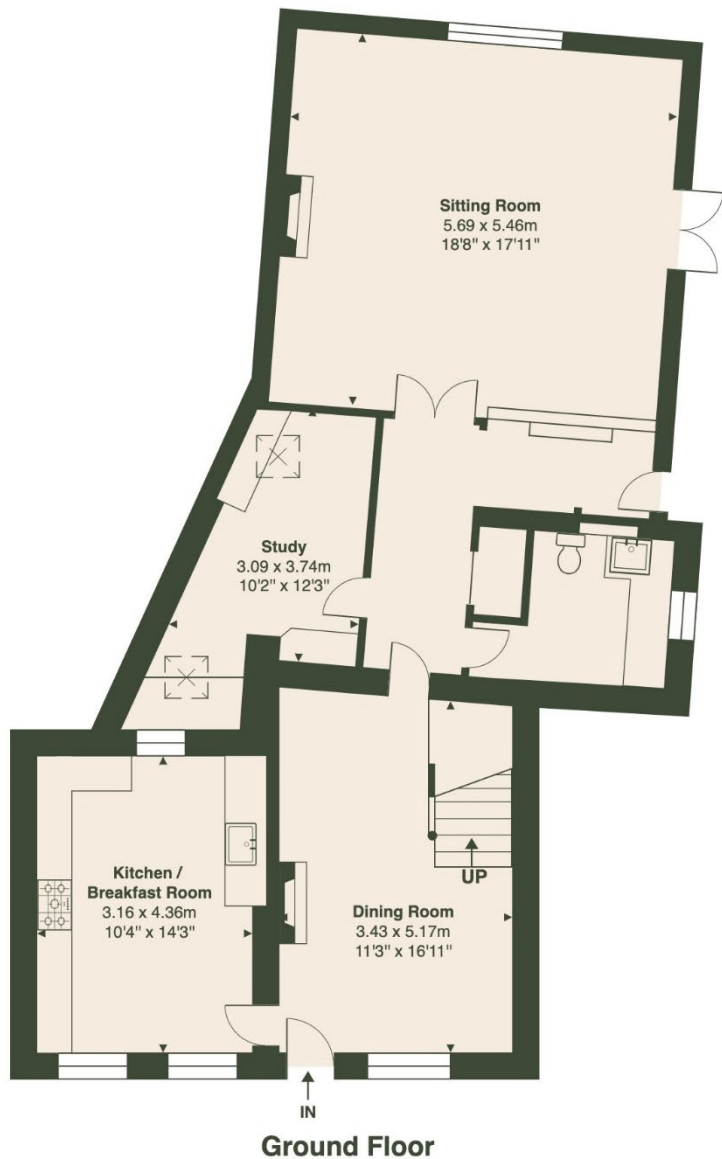
Neighbouring village, Sherbourne offers a charming award-winning village shop and café with the nearby pub in Great Barrington just down the road.

Just 4 miles away, Burford offers a wide range of shops, eateries, and facilities.

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Total Area: 163.0 m² ... 1755 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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