



**WOODBINE COTTAGE**  
WINDRUSH

**JACKSON-STOPS** 

# A DETACHED STONE-BUILT COTTAGE WITH TREMENDOUS POTENTIAL, SITUATED IN THE HEART OF THIS PRETTY COTSWOLD VILLAGE.

Accommodation Summary: Kitchen/Breakfast Room, Utility Room, Dining Room, Sitting Room, Three Store Rooms, Four Bedrooms, Dressing Room, Bathroom, Garden, Rural Village location,

## DISTANCE

BURFORD 4 MILES  
OXFORD 22 MILES  
CHELTENHAM 25 MILES  
KINGHAM STATION 10 MILES  
CHARLBURY STATION 13 MILES (MAIN LINE STATION TO LONDON PADDINGTON)  
(ALL MILES ARE APPROXIMATE)

## PROPERTY INFORMATION

- Tenure: The property is freehold and vacant possession will be given on completion.
- Services: Electric storage heaters, Mains water and drainage.
- Local Authority: West Oxfordshire District Council. Tel: 01993 861000
- EPC: Rating G
- Viewing: An appointment to view is essential and should be made through the agent's Burford office. Tel: 01993 822661
- Directions (OX18 4TU): From Burford take the A.40 towards Cheltenham. Take the first right after 'The Inn For All Seasons' public house into the village of Windrush, turn left in the village and the property will be found on the right hand side, through a wicket gate, behind a row of conifers.

## THE PROPERTY

Upon instructions from The National Trust we are pleased to be able to offer this charming cottage that we believe was originally two separate dwellings which has been partly merged at first floor level into one, to create a substantial family home. The house requires a program of modernisation throughout.

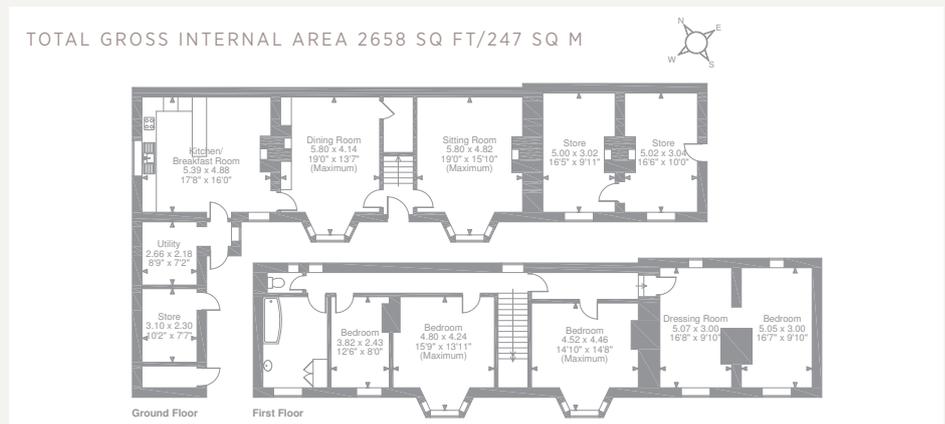
## LOCATION

Windrush is a charming and beautiful Cotswold village which as its name implies is set on the slopes of the Windrush Valley amongst rolling and unspoilt countryside and noted for its paths and bridleways. It is made up principally of period houses and cottages and is surrounded by lovely countryside, some of which is owned by the National Trust. There is a village church and a good local public house, approximately half a mile away in Little Barrington.

There is also an excellent C of E Primary School and village shop about 1.5 miles away along the valley in the pretty village of Sherborne. Also, The Cotswold School in Bourton-on-the -Water has an excellent reputation. The nearby market towns of Burford and Northleach offer a range of shopping facilities, local schools and a number of public houses. Oxford and Cheltenham provide the main cultural and shopping centre for the area.

There are good road communications with London via the A40/M40 or by train from Kingham or Charlbury to London (Paddington).

A covenant is attached to the property which requires the purchaser to obtain consent from the National Trust for any alterations to the external appearance of the property. We understand that the property is not Listed, but prospective purchasers are advised to make their own enquiries.



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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