



# A Pretty Semi-Detached Cotswold Cottage

Keeper's Cottage, 14 Windrush, Oxfordshire, OX18 4TS

Freehold





Entrance Hall • Sitting Room • Dining Room • Kitchen  
• Two Bedrooms and Bathroom • Garden • Log Store  
and Garden Shed.

### Distances

Burford 4 miles, Northleach 5 miles, Charlbury (mainline station into London Paddington from 75 minutes) 14 miles, Cheltenham 18 miles, Oxford 24 miles, Stratford-upon-Avon 30 miles (all distances and times are approximate).

### Situation and Communications

The village of Windrush lies on the Gloucestershire/Oxfordshire border between Burford and Northleach with wonderful rural views across land owned by the National Trust and Barrington Park. The village lies in the beautiful Windrush Valley within the Cotswold Area of Outstanding Natural Beauty and has a lively community and Village Hall which hosts local events. The Windrush Valley Summer Fete is a highlight of the village calendar. The surrounding countryside is particularly pretty and unspoiled with many excellent footpaths for long walks.

Nearby Sherborne offers an award-winning village shop, tea-room and a primary school. Northleach and Burford provide everyday shopping and banking amenities whilst the larger centres of Cheltenham and Oxford provide more extensive shopping, leisure and educational facilities. The A40 provides access to London, Oxford and Cheltenham and

there is a mainline station at Charlbury with regular services to London Paddington. There is excellent secondary schooling in Bourton-on-the-Water and Burford while the private sector offers various schools including Hatherop Castle, the Cheltenham Schools and Kingham Hill. Sporting and recreational facilities are well catered for in the area with golf courses at Naunton Downs, Burford and Cheltenham. National Hunt Racing is at Cheltenham, Stratford-upon-Avon, Warwick and Worcester.

### Keeper's Cottage

Keeper's Cottage is set back off the village street in the heart of Windrush between the Upper and Lower Village Greens with far reaching views across the valley to Barrington Park's beautiful dovecote. The Cotswold stone property was constructed in 1911 as one of Lord Sherborne's estate cottages. A gabled stone porch leads into the entrance hall with its' original quarry tiled floor. To the right of the hall is the double aspect sitting room with a stone fireplace housing and built in shelves.

Across the hall is a double aspect family room, again with new built in cupboards and shelves to either side of a stone fireplace with a new wood burning stove and sisal floor. The dining room leads to the kitchen which is fitted with an







excellent range of cabinets and equipment and has a beautiful view over the garden. On the first floor there are two bedrooms (the master with fitted wardrobes and a guest room) and a bathroom with roll top bath, all with pretty period fireplaces.

To the rear of the property is a good-sized and secluded garden with a lawn, mature trees and shrubs. There is a paved terrace which is ideal for al fresco dining with access from the kitchen. A gravel path leads to the end of the garden where the original stone pig sty is now used as a wood store and garden shed. Wonderful bucolic views can be enjoyed from the garden, which also has access via a separate path from the front of the cottage.

The property has been very well maintained by the current owners who have overseen an extensive programme of refurbishment over the last two years.

The property will appeal specifically to discerning buyers looking for a smaller permanent home, weekend retreat or holiday cottage.

#### General Information

**Local Authority:** Cotswold District Council. T: 01285 623000. Council Tax Band E.

**Services:** Mains electricity and water are connected. Shared septic tank. Oil fired central heating. Telephone line subject to BT transfer regulations.

**Tenure:** Freehold.

**Town and Country Planning:** The property lies within the area administered by Cotswold District Council to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

**Wayleaves, Easements and Rights of Way:** The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

**Directions OX18 4TS:** From Burford take the A40 towards Cheltenham. Take the first turn right, after 'The Inn For All Seasons', into the village of Windrush. On entering the village bear left and Keeper's Cottage will be found on your left hand side.

**Viewing:** Strictly by prior accompanied appointment with Savills.

**Energy Performance Certificate:** A copy of the full Energy Performance Certificate is available upon request.

**Date of Information:** Particulars prepared: May 2020. Photographs taken: May 2020.



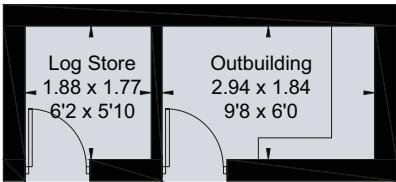
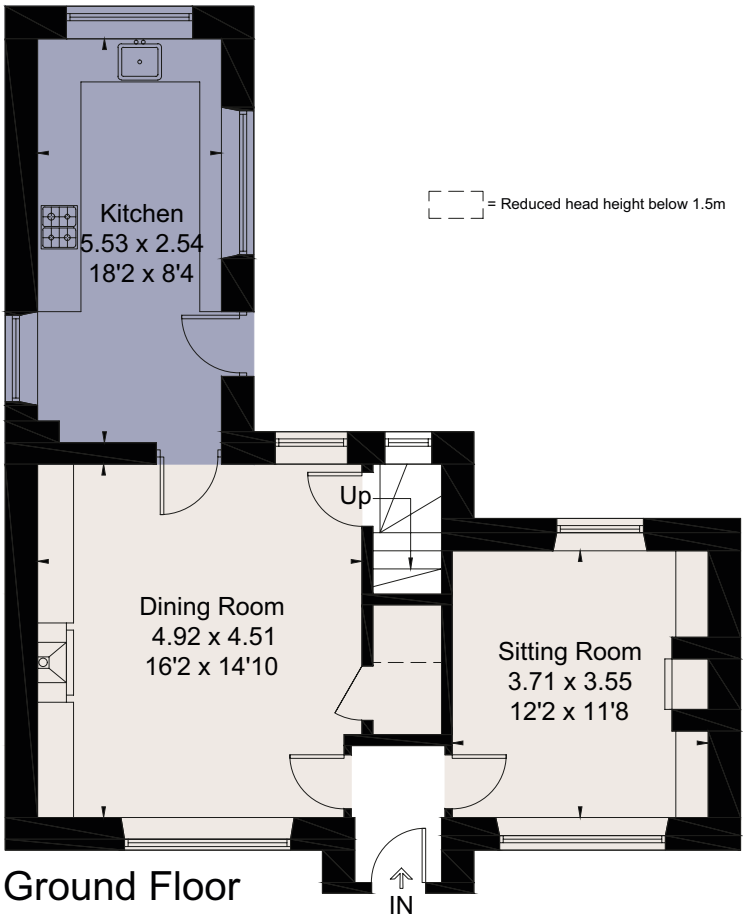
**Keeper's Cottage, 14 Windrush, Oxfordshire, OX18 4TS**  
**Approximate Area** 99.8 sq m / 1074 sq ft  
**Outbuilding** 9.1 sq m / 98 sq ft  
**Total** 108.9 sq m / 1172 sq ft  
**Including Limited Use Area** (3.3 sq m / 35 sq ft)



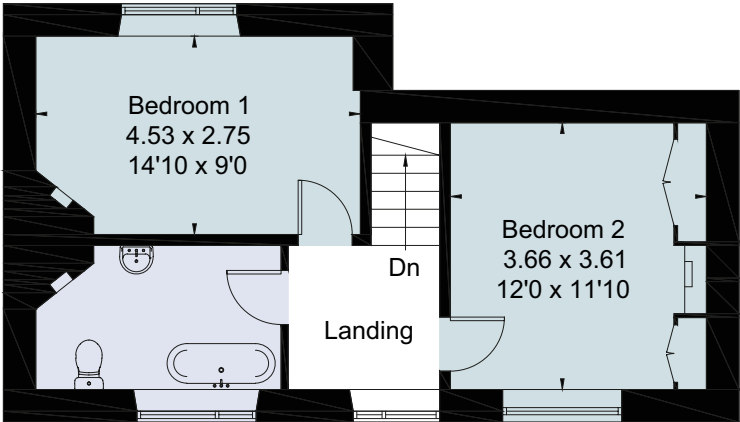
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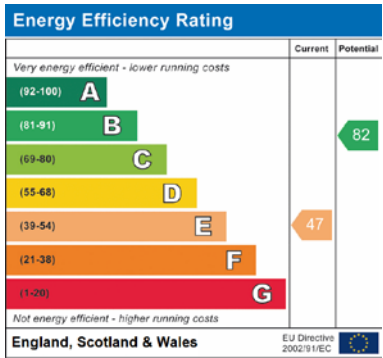
**David Henderson**  
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(Not Shown In Actual Location / Orientation)



**First Floor**



For identification only. Not to scale. © 200519HR

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