

WOODBINE COTTAGE  
WINDRUSH, GLOUCESTERSHIRE

Burford 5 miles, Stow on the Wold 9 miles, Cirencester 16 miles, Cheltenham 16 miles, Oxford 24 miles, Charlbury Station 9 miles (London, Paddington 70 minutes), Oxford Parkway Station 21 miles (London Marylebone 55 minutes) (all times & distances approximate)

OPPORTUNITY TO  
MODERNISE AN ATTRACTIVE  
DETACHED FOUR BEDROOM  
STONE COTTAGE WITH  
A SOUTH WEST FACING  
GARDEN IN THIS PEACEFUL  
AND HIGHLY SOUGHT AFTER  
COTSWOLD VILLAGE.

Ground Floor: Entrance Hall • Sitting Room • Dining Room • Kitchen/Breakfast Room • Side Lobby • Utility Room • Two Store Rooms

First Floor: Four Bedrooms • Dressing Room • Family Bathroom • Separate WC •

Outside: Gardens • Store Room • Bin Store



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## DESCRIPTION

Woodbine Cottage comprises a handsome double-bay fronted Victorian property dating back to 1850 and an adjoining smaller cottage, the first floor of which has been incorporated into the house. The property retains many original features including exposed stone walls, sash windows, window seats and original fireplaces, with a generous kitchen/breakfast room and well-proportioned reception rooms. The property is not listed and there is a good degree of scope, subject to the necessary consents and regulations, to re-model the accommodation and include the two ground floor rooms that are currently accessed via the lane to create a spacious family home. The mellow Cotswold stone is particularly appealing and would be enhanced by removing the hedge in front of the house, opening it to the south west facing enclosed garden and allowing it to be bathed in sunshine.

## ACCOMMODATION

### Ground Floor

The front door opens into a central hall with a broad staircase and spacious bay fronted reception rooms to either side. The sitting room has an attractive original fireplace with ceramic tiled slips and the dining room has a stone fireplace with storage cupboards to either side with glazed display cupboards above, and a deep understairs storage cupboard. The adjacent kitchen/breakfast room can also be accessed via a side lobby and has exposed stone walling, a stone fireplace and a window seat, with a spacious dining area separated from the kitchen by a peninsular unit. The kitchen has a range of storage units with an electric hob, cooker and fridge. A store room off the side lobby has plumbing for laundry appliances. Two further rooms are accessed from the lane, both with original flooring and fireplaces, they have not been inhabited for some years but would be ideal as a cosy snug and a study.

### First Floor

A broad landing spans the rear of the property and gives access to four bedrooms, one with an interconnecting dressing room,

the large family bathroom and a separate wc. The bedrooms all face south west and have potential for delightful views of the green, with it's impressive central oak tree and the Victorian village hall, and of paddocks beyond.

## OUTSIDE

The property is approached via an iron gate from the side lane, with a path leading to the entrance doors and a raised area of lawn, separated from the main part of the garden by a tall hedge. We understand that the National Trust would be open to discussion regarding creating an area of private parking in front of the house.

To the front on the left hand side, a store room and bin store are situated in an attached outbuilding adjacent to the utility room and a small timber gate leads through to the front garden. This is enclosed by Cotswold stone walls and predominantly laid to lawn, with a large magnolia in one corner. A gravel path to one side leads to a picket gate, which opens onto the green at the front. (The adjacent property, No 8 Windrush, has a pedestrian right of way over this path).

## SITUATION & AMENITIES

Windrush is a sought after rural Cotswold village of traditional stone houses and cottages, quietly yet conveniently situated off the A40. It is centred around a fine Norman church and thriving village hall that hosts local events including film nights and dances, and has access to a wonderful network of footpaths and bridleways. The neighbouring village of Sherborne has an award winning village shop and tea room, as well as a primary school. The charming market towns of Northleach and Burford are nearby with excellent facilities for daily shopping, restaurants pubs and cafés. The larger towns of Cirencester, Cheltenham and Oxford are easily reached for more comprehensive shopping and cultural opportunities.



The A40 is within a short drive and provides easy access to Cheltenham, Oxford, the M5 and the M40. Charlbury Station is within 9 miles with trains to Paddington taking from 70 minutes.

Water sports at the Cotswold Water Park. Golf at Burford, Cirencester and Wychwood. Racing at Cheltenham and Stratford upon Avon. Theatres at Cheltenham, Oxford, Chipping Norton and Cheltenham.

### SERVICES

Mains water and electricity. Shared private drainage (the septic tank is located in the adjacent garden to the NW of the property) Night storage heaters. Gigaclear high speed broadband is available in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

### FIXTURES AND FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

### RIGHTS OF WAY

There is a right of way, on foot, across the property for the benefit of No. 8 Windrush.

### COVENANTS

The property will have covenants attached, held by The National Trust. Full details of the covenants can be provided by Butler Sherborn.

### TENURE

Freehold

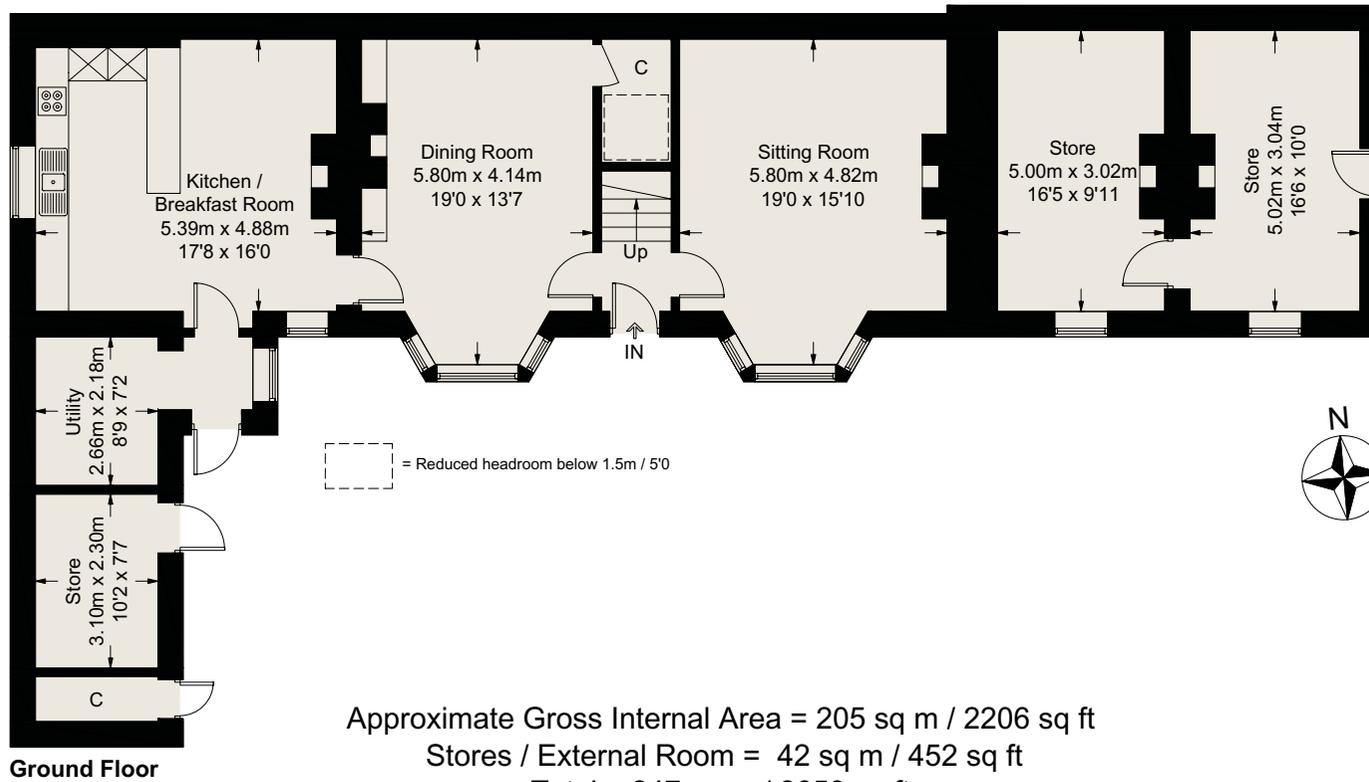
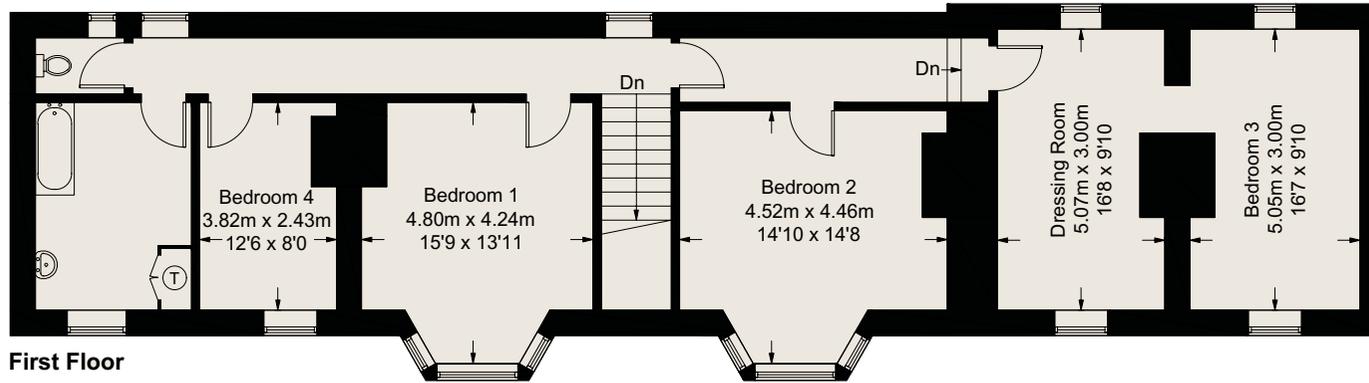
### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX.  
T 01285 623000 W [cotswold.gov.uk](http://cotswold.gov.uk)

### COUNCIL TAX

Band E





Approximate Gross Internal Area = 205 sq m / 2206 sq ft  
 Stores / External Room = 42 sq m / 452 sq ft  
 Total = 247 sq m / 2658 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID813350)



## VIEWINGS

Please telephone Butler Sherborn, Burford Office T 01993 825733 or The London Office T 0207 839 0888. E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)

## DIRECTIONS (POSTCODE OX18 4TU)

From Burford take the A40 towards Cheltenham. Pass 'The Inn for All Seasons' on the right and after about a mile turn right to Windrush. On entering the village bear left at the first green and continue until you reach a green on your right, with a phone-box. Walk down the no through land to the right of the green and you will find the gate to Woodbine Cottage on your left.

what3words: hoped.lazy.owls



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		10	
Not energy efficient - higher running costs			

