



**Flat 15 Riverview | 11 Windrush Heights | Burford**

Asking Price £425,000

  
**DISTINCT**  
Property Consultants

A first-floor apartment with two double bedrooms, one with en suite bathroom and stunning countryside views over the Cotswolds which is a key feature of this apartment in the select new development near Burford.

An audio-visual entry system and a lift make it easy to greet and monitor visitors. There is gas-fired central heating and double glazing throughout.

EPC rating B

### Accommodation

The entrance hallway leads through to open plan living room / dining room and kitchen.. The Shaker-style country kitchen which is fully fitted with integrated fridge/freezer, washer/dryer, fan-assisted oven and four-ring induction hob with stainless steel extractor hood. There is under-cupboard LED lighting and a Quartz stone work surface. The kitchen is open plan with the dining and living area.

Living area has got a French door with Juliet Balcony and is offering open views of the countryside.

There are two bedrooms and a main bathroom. The main bedroom has an en suite with bath, a low level WC and washbasin. Main bathroom is also accessible from bedroom two and can be used either as a family bathroom or en-suite. There are stainless steel heated towel rails in both the main bathroom and the en-suite bathroom.

The apartment is finished to a high quality throughout. High-speed broadband is provided by Gigaclear. There is a lift as well as stairs to first floor.

The property would make an ideal weekend/holiday home or a liberating escape to the countryside.

### Outside

The development has attractive landscaping and ample parking. The apartment has its own parking spaces for two cars.



## Neighbourhood

A particularly welcome feature is the Cotswold Outpost. This is a delightful bistro-deli specialising in high-quality home-produced food where the provenance of all the ingredients is known to the owners. It serves as a hub for the community to meet and for residents to enjoy refreshments or a meal — as well as being a convenient place to buy quality ingredients to cook at home.

## Location

Little Windrush is just off the A40 between Burford and the A429 Fosse Way, close to the village of Windrush. There are a number of small towns in the vicinity with a good range of shops, supermarkets, pubs, restaurants and other amenities, including Burford (4.5 miles), Northleach (8 miles), Bourton-on-the-Water (9.8 miles), Stow-on-the-Wold (10.3 miles) and Witney (11.5 miles). A little further away are the larger centres of Cheltenham (18 miles) and Oxford (23 miles), both of which are excellent for shopping, entertainment and culture.

This area is packed with attractions of all sorts, including outdoor activities, sports, festival venues and heritage sites; for instance, the Cotswold Wildlife Park (7 miles); Chedworth National Trust Roman villa (10 miles); Daylesford Organic (12.8 miles); Longborough Festival Opera (12.8 miles); Bourton House Garden and Batsford Arboretum (16 miles); Sudeley Castle (16 miles); and Blenheim Palace (21.7 miles).

There are two railway stations that can be reached in about 20 minutes by car: Kingham (12 miles) and Charlbury (13 miles). The train services run south-east to Oxford, Reading and London; and north-west to Worcester and Hereford.

## Situation & Property Information

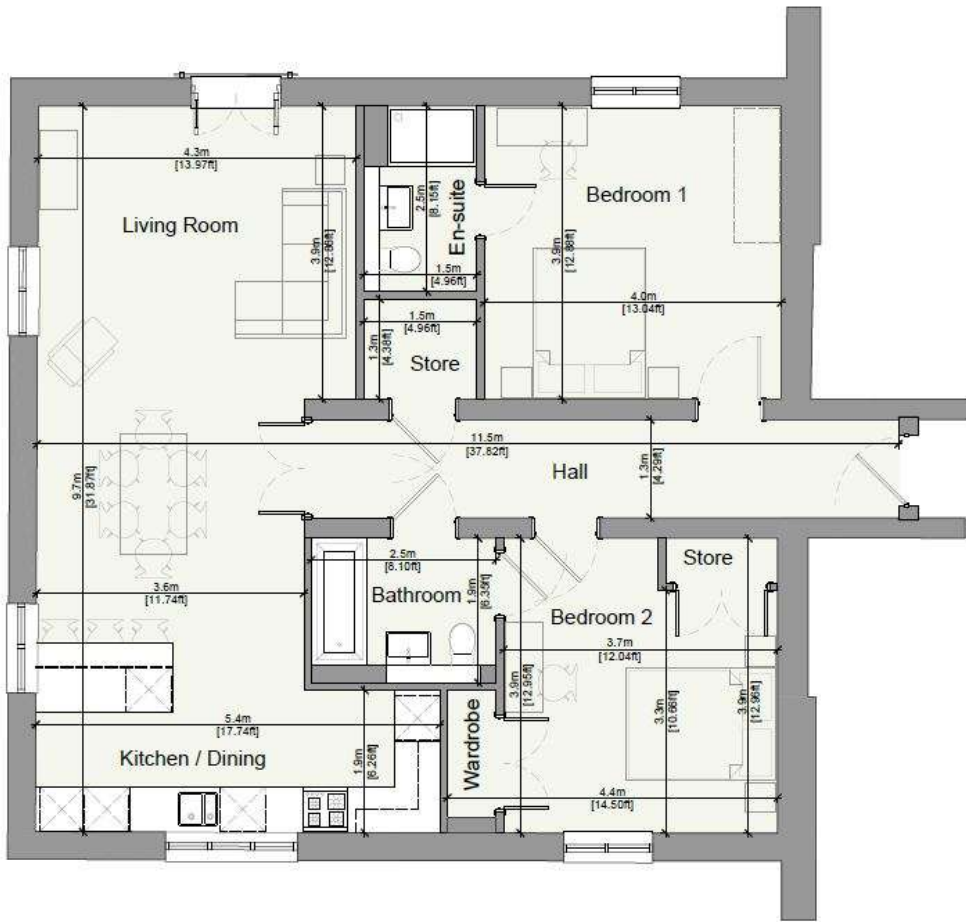
Leasehold

Council tax Band C – Cotswolds District Council

## Viewings

Strictly by appointment only.





GIA = 98.7m<sup>2</sup> [1062.64ft<sup>2</sup>]

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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