



Price £1,300 pcm

STUNNING VIEWS OVER THE COTSWOLDS ARE A KEY FEATURE OF THIS SELECT NEW DEVELOPMENT NEAR BURFORD. Ground-floor apartment with two double bedrooms, one with en suite bathroom. It would make an ideal home for those who want a liberating escape to the countryside.

EPC rating C



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

The entrance hallway leads through to 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 worktop. The kitchen is open plan with the dining area and leads through to the living room.



On the other side of the hallway are the two bedrooms and a shower room with toilet and washbasin. The main bedroom has an en suite with bath. There are stainless steel heated towel rails in both the shower room and the en suite bathroom.

The apartment is finished to a high quality throughout. High-speed broadband is provided by Gigaclear.

Outside

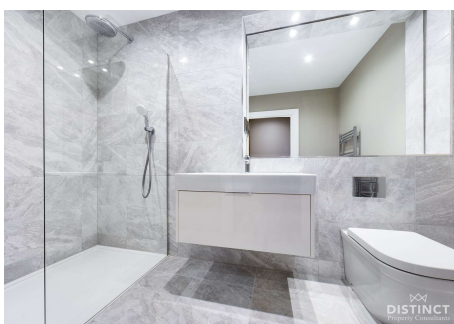
The development has attractive landscaping and ample parking. The apartment has its own parking barn with space for two cars in tandem.

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.

Letting information

Rent: £1300.00

Deposit: £1500.00

Council tax band C

Holding deposit: £300 = One week's rent. This is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fail references, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or any other Deadline for Agreement as mutually agreed in writing).

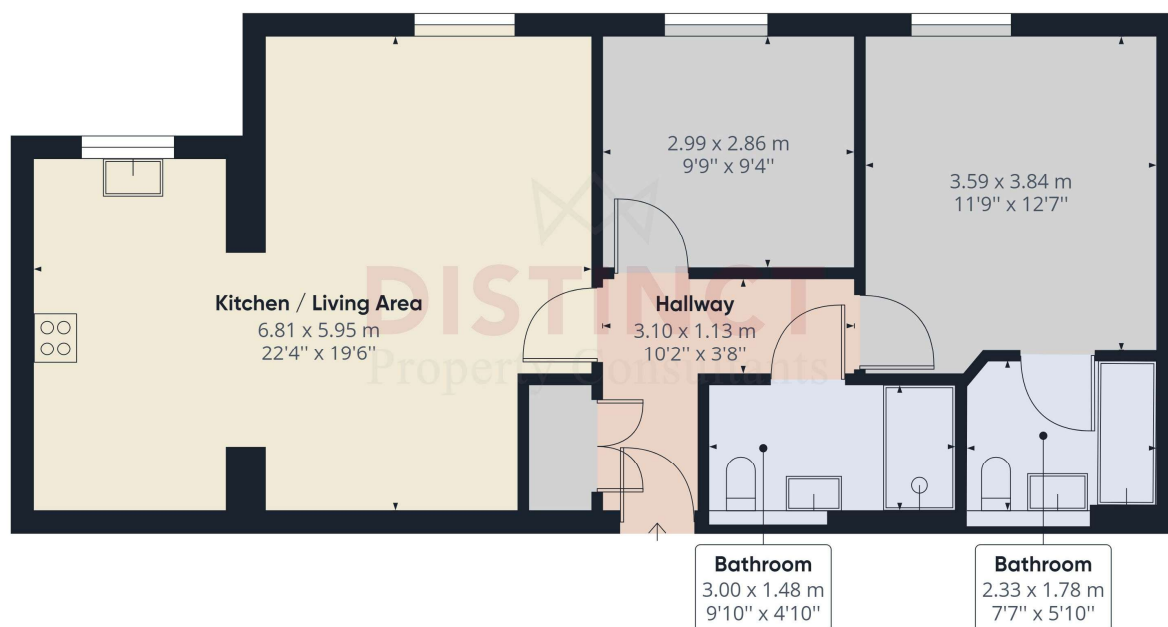
Viewings

Strictly by appointment only.

Agents' Disclaimer

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition.

To comply with anti-money laundering regulations and Right to Rent checks, applicants will be asked to provide proof of ID and proof of address.



Approximate total area⁽¹⁾
73.73 m²
793.68 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- 2 bedrooms, 2 bathrooms, 2 reception rooms
- Stylish shaker style country kitchen
- High speed broadband & CAT 5 data cabling
- Chrome towel rail
- Gas fired central heating
- High performance double & triple glazed windows
- Contemporary style internal doors
- Quality 80/20 carpets in bedrooms with quality underlay
- Off street parking spaces
- 10 year structural CML compliant warranty

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC