



**Flat 17 Riverview | Windrush**

**Price £2,000 pcm**

  
**DISTINCT**  
Property Consultants

Top Floor Penthouse with balcony and 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 outside of village Windrush near Burford.

EPC rating B

- Luxury Top Floor Penthouse
- Two Double Bedrooms
- Living Area with Countryside Views
- Kitchen with Integrated Appliances & Dining Area
- Family Bathroom and En-Suite Bathroom
- Good Size Utility Room
- Underfloor Heating
- Additional Guest WC
- Large Balcony with Countryside Views
- Two Allocated Parking Spaces & Plenty of Visitor's Parking Places

This beautiful penthouse has a gross internal area of 1,275 sq ft and benefits from two very good sized bedrooms with view over open countryside with ensuite bathrooms, an additional guest WC, bespoke fitted contemporary handle less high gloss kitchen which is fully fitted with Bosch integrated fridge/freezer, fan-assisted oven, microwave, induction hob with a pop up extractor, wine fridge, integrated bin and re-cycling bins and a pop-up power socket with blue-tooth speaker and phone charging facility. There is under-cupboard LED lighting and quartz stone work tops with Alusplash splash backs to all kitchen walls. The kitchen is open plan into the dining area and main living room.

There is a separate utility room with a Bosch washer/dryer as well as a water softener. The entire property benefits from underfloor heating throughout. This penthouse also includes an internal surround sound system.





The show stopping addition to this property is the external balcony, which boasts spectacular views over neighbouring Sherbourne Estate and Barrington Park. The development is a real lifestyle choice and offers luxury living combined with the beauty of The Cotswolds countryside.

EV Charging points available and domestic pets are allowed.

Viewing is strongly advised to appreciate the overall quality of finish and spectacular views that are on offer.



#### Outside

The development has attractive landscaping and two designated parking spaces and ample visitor parking as well.

#### Neighbourhood

A particularly welcome feature is the Cotswold Outpost. This is a delightful licensed 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

The development is situated just outside the village of Windrush and four miles from the thriving town of Burford. Windrush Heights is just off the A40 between Burford and the A429 Fosse Way, close to the village of Windrush, The Barrington's and Sherbourne. There are a number of small towns and villages in the vicinity with a good range of shops, supermarkets, pubs, restaurants, schools and doctor's surgeries 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) and Bicester retail shopping outlet.

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: £2,000

Deposit: £2,307

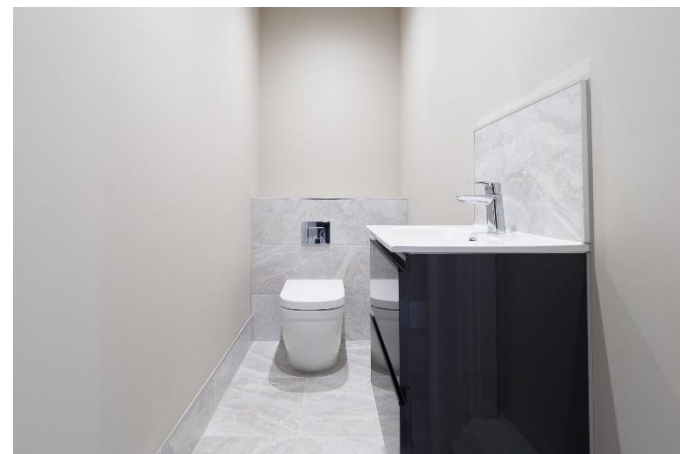
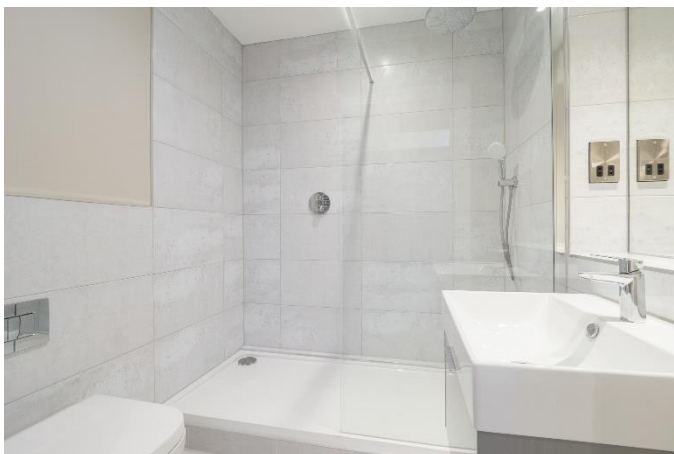
Council tax band C – Cotswolds District Council - £1,671.14 (tax year 2023/2024)

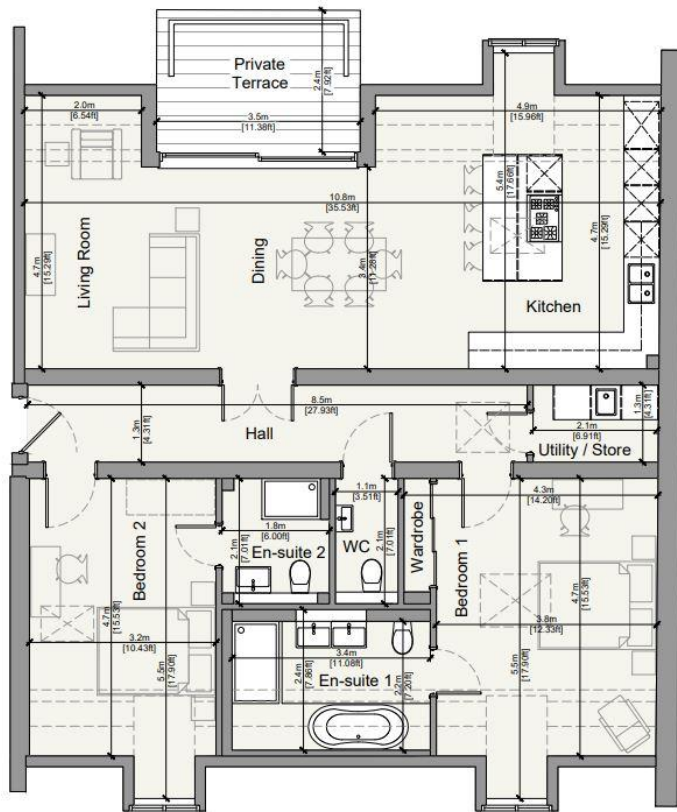
Holding deposit: £461.00 = One week's rent. This is to reserve a property.

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.





GIA (<1500 Wall) = 118.5m<sup>2</sup> [1275.09ft<sup>2</sup>]  
 GIA (1500 Ceiling) = 111.2m<sup>2</sup> [1196.55ft<sup>2</sup>]  
 Private Terrace Area = 8.4m<sup>2</sup> [90.42ft<sup>2</sup>]

## Plot 19 (Flat 17) - Brochure Plan

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. 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, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	82
(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		
England & Wales		
EU Directive 2002/91/EC		

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