RADNOR MARTIN

LONDON & THE COTSWOLDS

FLAT 1 RIVERVIEW
11 WINDRUSH HEIGHTS | WINDRUSH





FLAT 1 RIVERVIEW

11 WINDRUSH HEIGHTS | WINDRUSH
OX18 4DL

'a beautifully presented throughout, this stylish two-bedroom apartment offers approximately 686 sq ft of thoughtfully designed accommodation'

Burford 4 miles | Northleach 5 miles | Stow-on-the-Wold 10 miles
Witney 12 miles | Charlbury Station 12 miles | Cirencester 17 miles
Cheltenham 19 miles
all distances are approximate

modern & highly regarded development | two double bedrooms
ground floor apartment | open-plan kitchen/dining/living space
modern bathroom | separate WC | underfloor heating throughout
two allocated parking bays | idyllic countryside location

the finer details

services Mains water, drainage and electricity. Gas central heating.
tenure & possession Leasehold and offers vacant possession
fixtures & fittings May be acquired by separate negotiation
rights of way There are no footpaths or rights of way over the property
local authority Cotswold District Council
council tax Band C
viewing arrangements By appointment with Radnor Martin
energy performance certificate Energy Performance rating – C
what three words ///overture.cliff.slope
service charge ask agent for details

RADNOR MARTIN









description

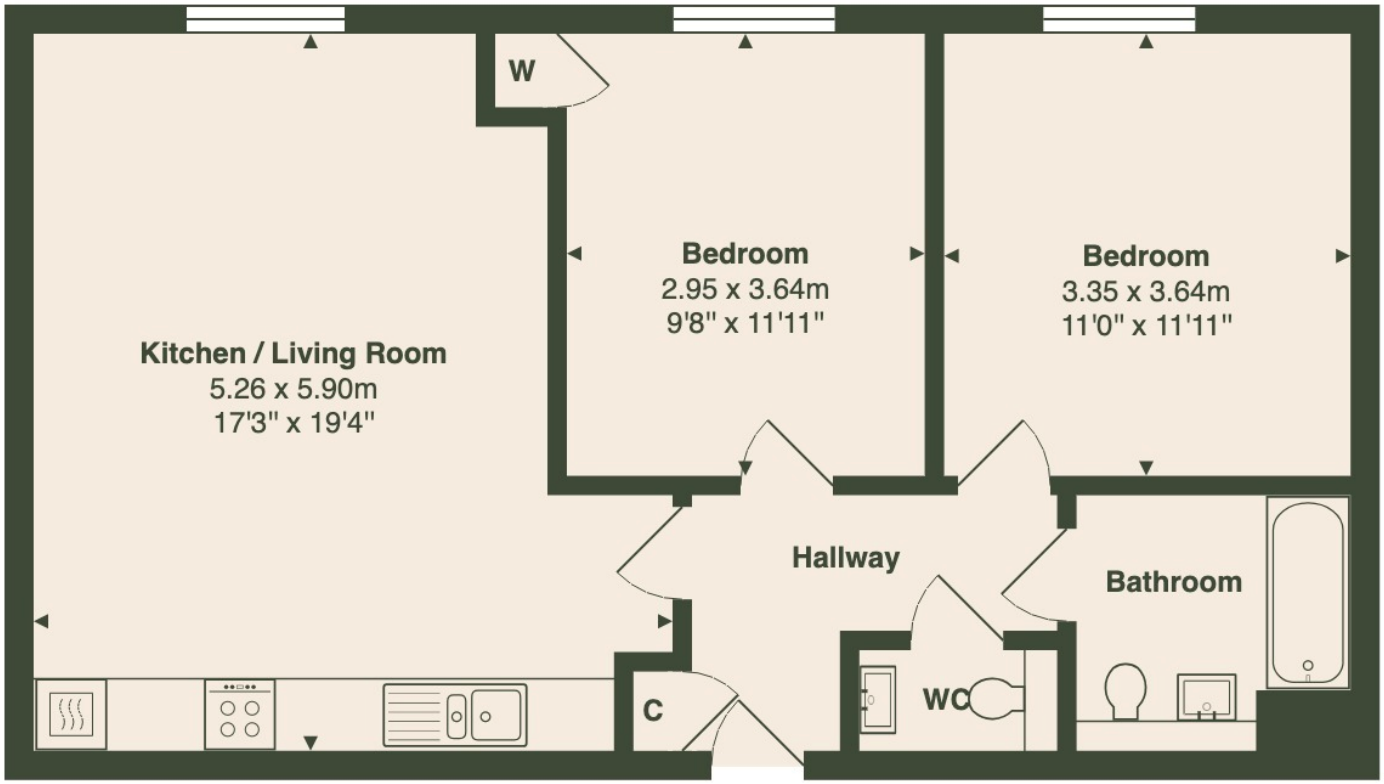
Beautifully presented throughout, this stylish two-bedroom ground floor apartment has been thoughtfully designed to offer contemporary, low-maintenance living within the idyllic setting of Windrush Heights. Combining high-quality finishes with a light and spacious layout, the property enjoys the perfect balance of comfort and modern convenience. At the heart of the home is the well-appointed open-plan kitchen, dining and living area, where elegant sash windows flood the room with natural light, creating a bright and welcoming space ideal for both everyday living and entertaining. The apartment offers two well-proportioned bedrooms, including a generous principal bedroom and a versatile second bedroom, perfectly suited as a guest bedroom or further reception room. The beautifully appointed bathroom has been finished to a high standard with marble-effect tiling, a contemporary floating vanity unit and ambient lighting, while a separate guest cloakroom provides additional convenience. Underfloor heating runs throughout the apartment, ensuring year-round comfort. Externally, the property benefits from two allocated parking spaces, ample visitor parking and immediate access to the surrounding countryside.

area

Windrush Heights is set within the charming Cotswold village of Windrush, a peaceful and welcoming community surrounded by beautiful countryside. Offering the perfect balance of rural tranquillity and modern village living, the development has become a sought-after place to call home. At the heart of the community is The Country Kiwi Café, a popular destination serving coffee, homemade food and locally sourced produce. The village is also home to a magnificent 12th-century Grade I listed church and village hall, which hosts a variety of community events throughout the year. Windrush falls within the catchment area for The Cotswold School Academy, an Ofsted-rated Outstanding secondary school. Nearby Sherborne offers an award-winning village shop and café, while Great Barrington is home to a traditional country pub. Just four miles away, the historic market town of Burford provides an excellent range of independent shops, cafés, restaurants and everyday amenities. Combining a thriving community, beautiful countryside and excellent access to surrounding villages and towns, Windrush Heights offers an exceptional Cotswold lifestyle.







Approximate Gross Internal Area

63.9 m² ... 688 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk

IMPORTANT NOTICE

Radnor Martin, their clients and any joint agent gives notice to anyone reading these particulars that

i) The particulars do not constitute part of an offer or contract ii) All descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact iii) The text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Radnor Martin have not tested any services, equipment or facilities, a buyer or lessee must satisfy themselves by inspection or otherwise. iv) The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact. v) Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. vi) No person in the employment of Radnor Martin has any authority to make or give any representation or warranty whatsoever in relation to this property. vii) all measurements are approximate.



RADNOR MARTIN

contact us

167–169 Great Portland Street | London | W1W 5PF
Unit 12 Tannery Yard | Witney Street | Burford | OX18 4DQ
office@radnormartin.com
0203 858 0035
01993 765115