



### Directions

### Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

### EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	
(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	



Flat 10, Windrush Heights Windrush, Windrush, OX18 4DL

£2,500

- Fully-furnished
- Short term let
- Countryside views
- 2 bedrooms
- Close to Burford
- Open plan living area

# Windrush Heights , Windrush OX18 4DL

Set within the highly regarded Windrush Heights development, Flat 10 benefits from sweeping countryside views and a wonderfully tranquil setting. Just moments from the charming village of Windrush, renowned for its classic Cotswold character, the property is perfectly placed for scenic walks, historic churches, and peaceful country lanes ideal for cycling or leisurely weekend strolls.

The Country Kiwi restaurant also forms part of the development and is celebrated for its fresh and flavourful cuisine, with generous portions. Unique Kiwi specialties, pastries, and breakfasts frequently earn high praise. Its prime location is lauded as perfect for social gatherings, conveniently nestled between key areas.

Burford, often described as the 'Gateway to the Cotswolds', lies less than a ten-minute drive away. Its iconic high street is lined with honey-coloured stone buildings and offers an appealing mix of boutique shops, independent galleries, inviting tearooms, and well-regarded pubs. Local highlights include the Tolsey Museum, the River Windrush, and the nearby Cotswold Wildlife Park. The area is also celebrated for its diverse dining scene, ranging from traditional inns to more refined restaurants, alongside plentiful opportunities for walking, fishing, and exploring neighbouring villages such as Bibury, Northleach, and Bourton-on-the-Water.

Excellent transport connections further enhance the appeal. Burford enjoys convenient road links to Oxford, Cheltenham, and Cirencester via the A40, while rail services from nearby Charlbury and Kingham provide direct routes to Oxford and London Paddington, offering an ideal balance of rural living with city accessibility.



Council Tax Band:

Flat 10 is a beautifully presented, fully furnished apartment combining modern style with everyday comfort, set in a peaceful location with stunning views. Thoughtfully designed, the property offers an efficient layout, excellent natural light, and a clean, contemporary finish throughout.

The principal living area is arranged in an inviting open-plan layout, seamlessly incorporating the kitchen, dining, and sitting areas. The kitchen features sleek modern cabinetry, integrated appliances, and ample worktop and storage space. The sitting area also boasts a Juliette balcony, perfect for the summer months.

Both bedrooms are well-proportioned and finished in neutral tones, creating calm and adaptable spaces suitable for relaxation or home working. The apartment is further complemented by two stylish bathrooms, one with a walk-in shower and the other featuring a full-sized bath.

