



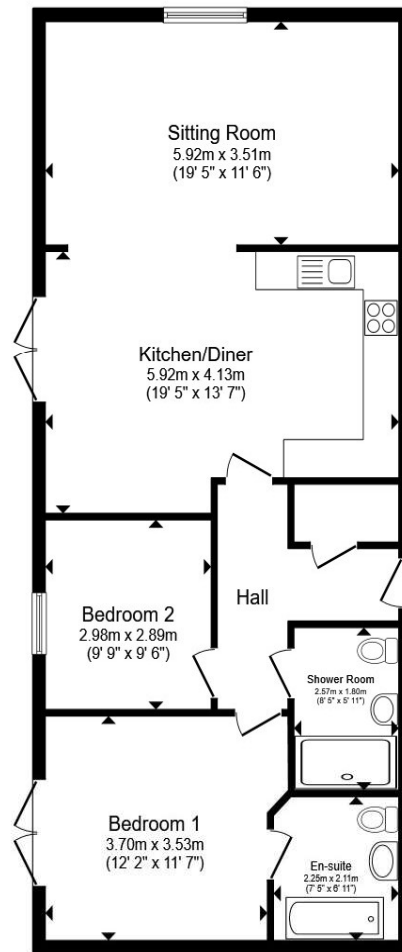
Riverview, Windrush Heights, Windrush, Burford, OX18 4DL

Welcome to

Riverview, Windrush Heights, Windrush, Burford

A well-presented, bright, and airy two double bedroom ground floor apartment in a stunning Cotswolds location. This spacious home features delightful countryside views, open-plan living space with French doors opening onto a private garden area - perfect for relaxing outdoors. Offered with no onward chain, the property also benefits from having 996 years on the lease, making it an ideal for first-time buyers or investment opportunity or someone looking for a weekend/holiday home. Surrounded by picturesque landscapes this charming two-bedroom ground floor apartment located just a short drive away from the popular village of Burford. This inviting home boasts a bright and an airy open-plan living space, enhanced by French doors that lead onto the stunning garden with countryside views. The spacious layout features a modern kitchen equipped with integrated appliances and ample storage, seamlessly flowing into the cozy living area-a fantastic space for entertaining. The two double bedrooms one with an en-suite offer plenty of natural light and versatile space, ideal for people looking for a holiday/2nd home, couples, or investment buyers. Additional benefits of the property include underfloor heating throughout, two allocated parking spaces, generous Worktop space, 6 years left on the NHBC warranty ensuring ease for buyers. This flat has no onward chain, allowing for a smooth and hassle-free purchase process. Situated in a peaceful location just off the A40, this property combines comfortable living with a community feel, all while being within proximity to local amenities, shops, and excellent transport links. Don't miss the opportunity to make this delightful apartment your new home! Currently operated as a successful Airbnb, the property benefits from consistently high demand and strong forward bookings, with availability often sold out several months in advance. This presents an excellent opportunity for buyers looking for an established, income-generating property with proven rental potential. The Country Kiwi restaurant also forms part of the development. Its prime location is lauded as perfect for social gatherings, conveniently nestled between key areas such as the village of Windrush, Burford (4.5 miles), Bourton-On-The-Water (9.8 miles), Stow-On-The-Water (10.3 Miles) and Witney (11.5 Miles) and many more stunning villages & amenities.





Total floor area 86.2 m² (927 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Riverview Windrush Heights, Windrush Burford

- Luxury ground floor apartment
- Currently operated as a successful Airbnb, offering an excellent investment opportunity
- Two double bedrooms & En-suite bathroom
- Underfloor heating
- Stunning Countryside views
- Leasehold (996 Year Lease) and Valid NHBC until 2032
- Integrated appliances
- Two allocated parking spaces

Tenure: Leasehold EPC Rating: C

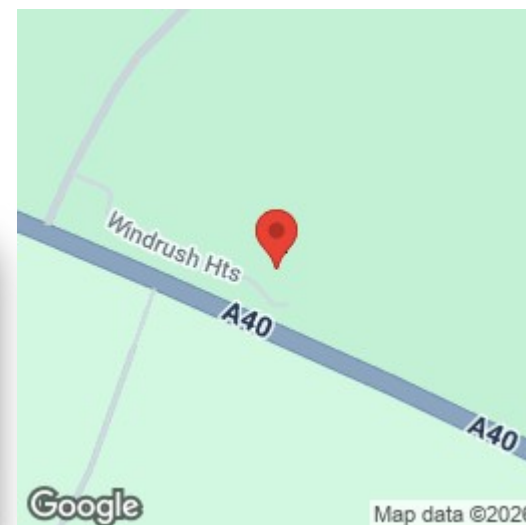
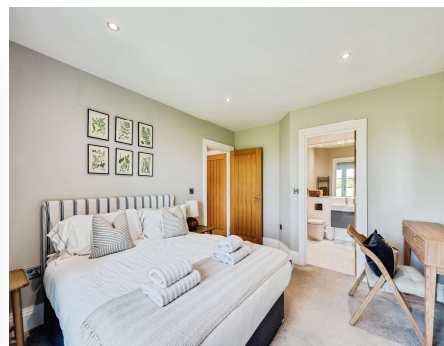
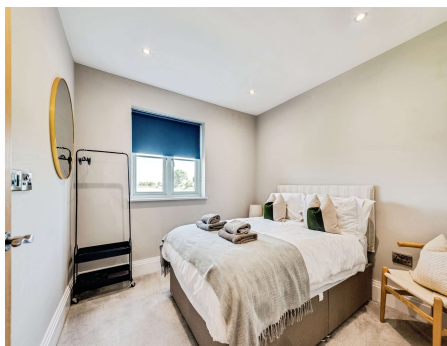
Council Tax Band: C Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Jun 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£425,000



View this property online allenandharris.co.uk/Property/WIT106413



Property Ref:
WIT106413 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property


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