

LOCAL AREA





Set on the slopes of the Windrush Valley amongst the rolling and unspoilt countryside of the Sherborne Estate, Windrush Heights is a development of new homes, beautifully designed in harmony with its stunning rural surroundings. Just outside the picturesque village of Windrush and situated halfway between Oxford and Cheltenham, Little Windrush is conveniently located with the nearby market towns of Burford and Northleach offering a range of shopping facilities, local schools and a number of public houses. Oxford and Cheltenham provide the main cultural and shopping centres for the area. The development is well located for sporting opportunities, with golf at Burford and Naunton Downs, racing at Cheltenham, as well as an extensive network of footpaths and bridleways.

The first phase of the development includes a range of two to four bedroom houses and two bedroom apartments, with associated car barns. The properties all benefit from open plan living, a high specification finish and rural views over beautiful countryside. The development is a real lifestyle development ideally suited to a range of buyers.

“The Outpost” will also form part of the development offering local produce (food, drink and delicatessen), run by award-winning proprietors.

- Burford 4 miles
- Bourton on the Water 5 miles
- Northleach 6 miles
- Cirencester 15 miles
- Cheltenham 17 miles
- Oxford 24 miles
- Charlbury station 16 miles
(London Paddington from 70 minutes)
- A40 1.5 miles for M40 and M5

(All distances are approximate)

SITE PLAN



Not to scale. For illustrative purposes only.



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WINDRUSH HEIGHTS



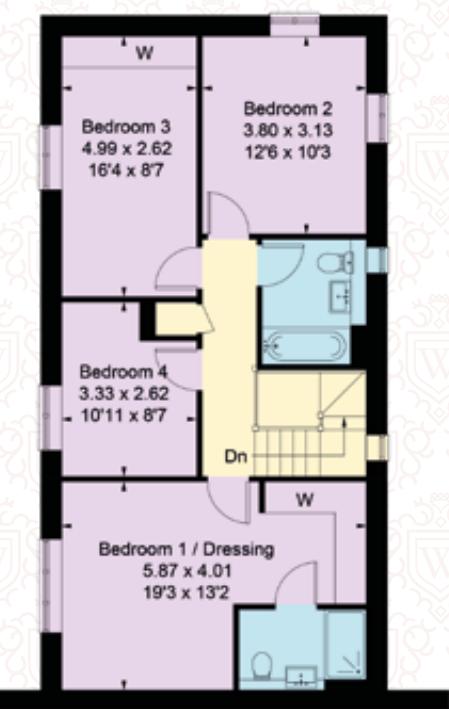
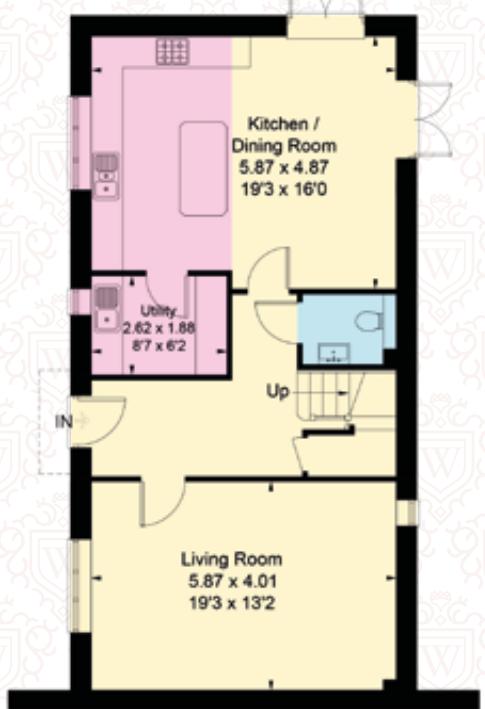
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1 WINDRUSH HEIGHTS

Approximate Floor Area

148.0 sq m / 1580 sq ft

Drawn for illustration and identification purposes only



2 WINDRUSH HEIGHTS

Approximate Floor Area

108.0 sq m / 1150 sq ft

Drawn for illustration and identification purposes only



WINDRUSH HEIGHTS

3 WINDRUSH HEIGHTS

Approximate Floor Area

70.0 sq m / 753 sq ft

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First Floor



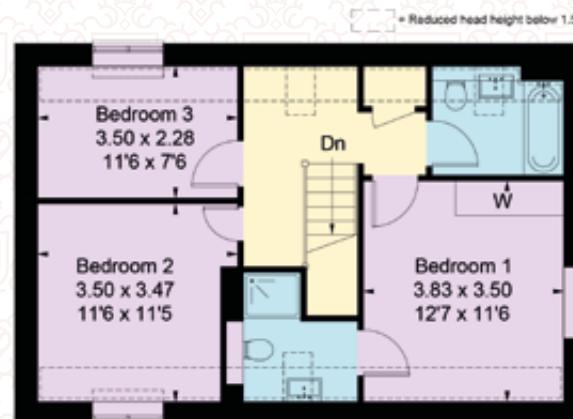
Ground Floor

4 WINDRUSH HEIGHTS

Approximate Floor Area

108.0 sq m / 1160 sq ft

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First Floor



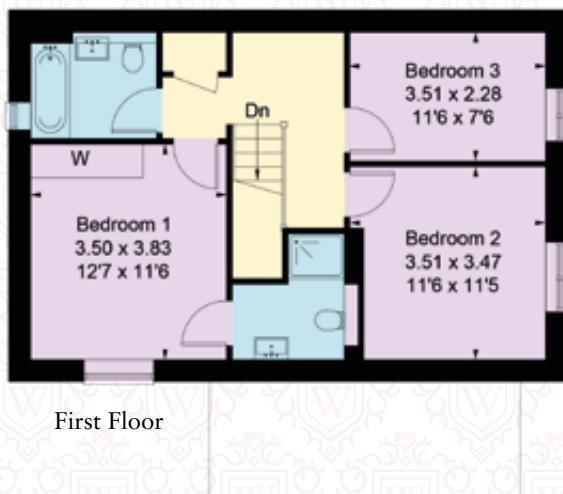
Ground Floor

5 WINDRUSH HEIGHTS

Approximate Floor Area

118.0 sq m / 1,270 sq ft

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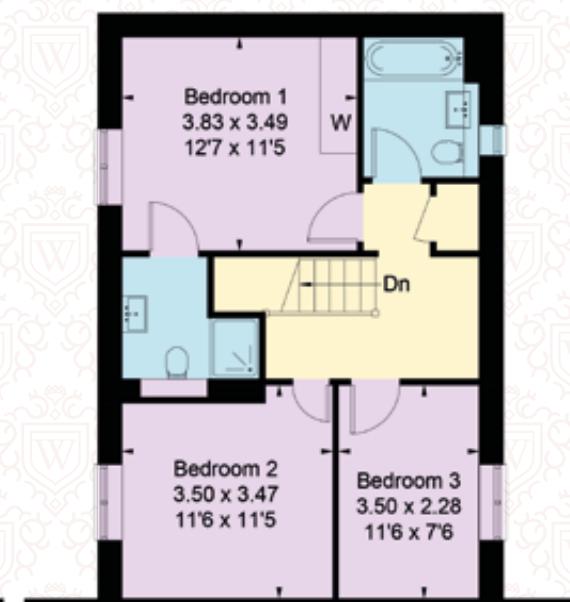
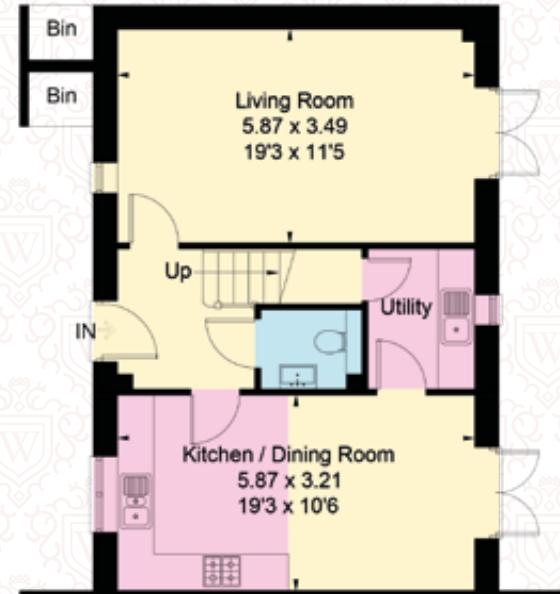


6 WINDRUSH HEIGHTS

Approximate Floor Area

108.0 sq m / 1160 sq ft

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WINDRUSH HEIGHTS

7 WINDRUSH HEIGHTS

Approximate Floor Area

108.0 sq m / 1150 sq ft

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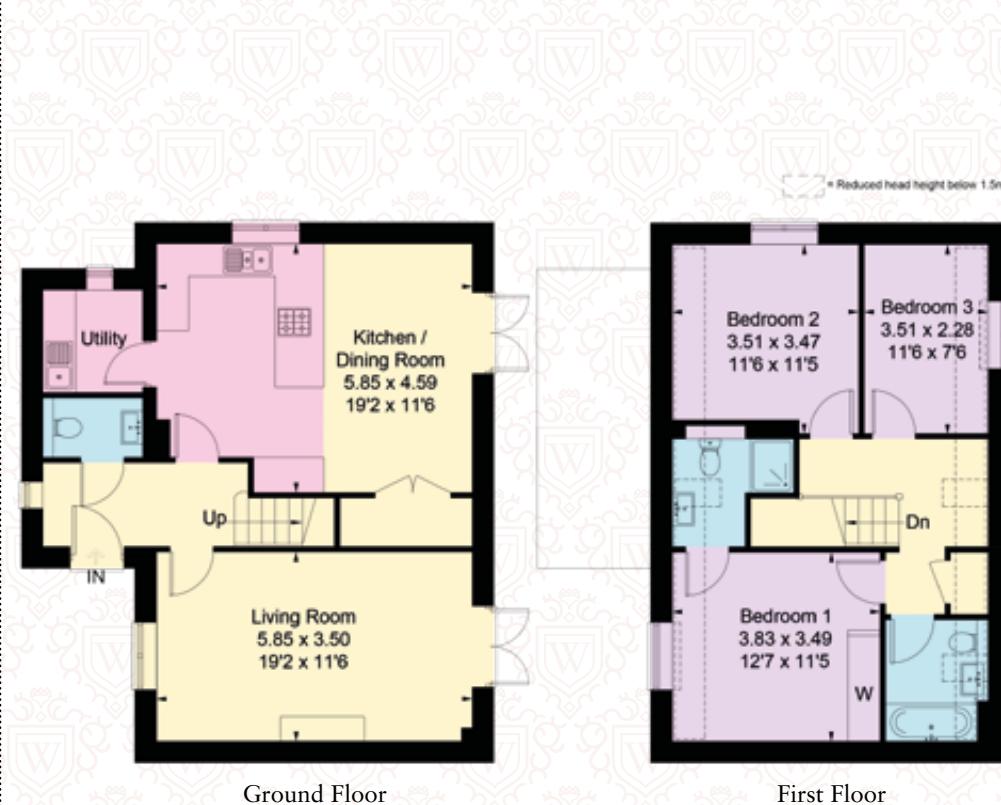


8 WINDRUSH HEIGHTS

Approximate Floor Area

118.0 sq m / 1270 sq ft

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WINDRUSH HEIGHTS



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MEADOWBANK



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1 MEADOWBANK

Approximate Floor Area
80.0 sq m / 860 sq ft

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2 MEADOWBANK

Approximate Floor Area
80.0 sq m / 860 sq ft

Drawn for illustration and identification purposes only

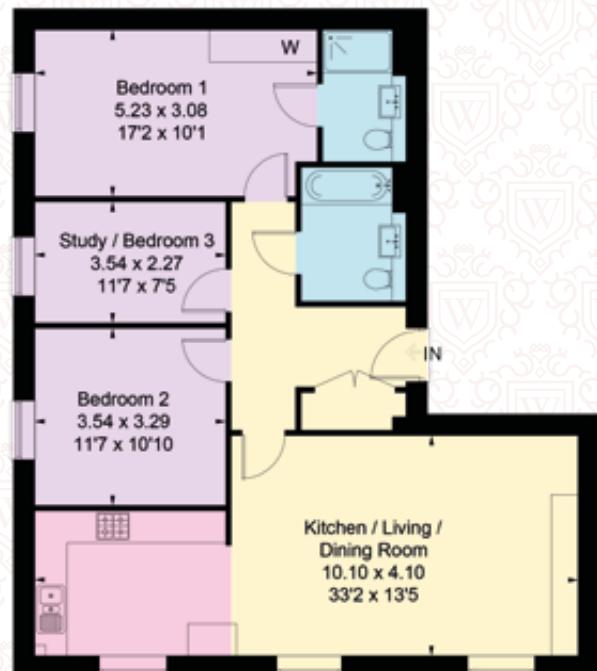


Both apartments 1 and 2 benefit from private gardens

3 MEADOWBANK

Approximate Floor Area
93.0 sq m / 1,000 sq ft

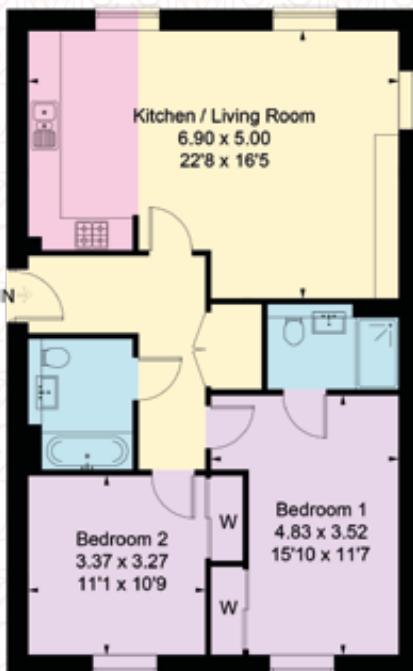
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4 MEADOWBANK

Approximate Floor Area
80.0 sq m / 860 sq ft

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RIVERVIEW



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1 & 9 RIVERVIEW

Approximate Floor Area

83.0 sq m / 890 sq ft

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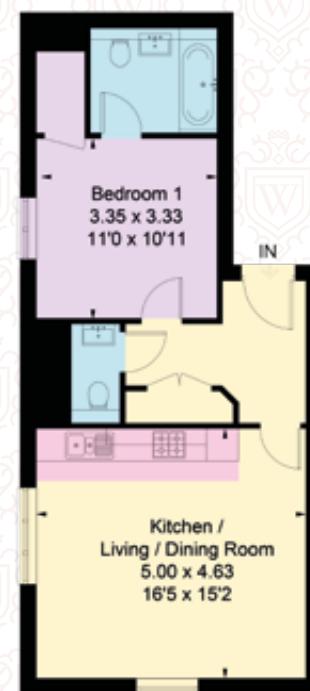


2 & 10 RIVERVIEW

Approximate Floor Area

50.0 sq m / 535 sq ft

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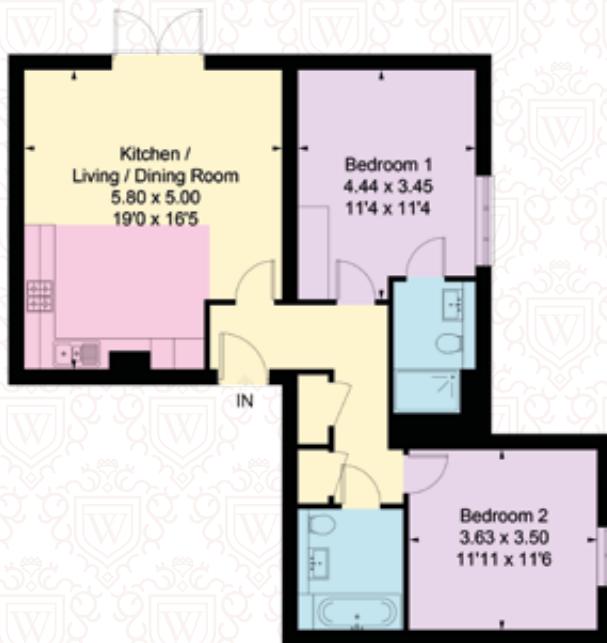
RIVERVIEW

3 & 11 RIVERVIEW

Approximate Floor Area

74.0 sq m / 795 sq ft

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4 & 12 RIVERVIEW

Approximate Floor Area

73.0 sq m / 785 sq ft

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5 & 13 RIVERVIEW

Approximate Floor Area
73.0 sq m / 785 sq ft

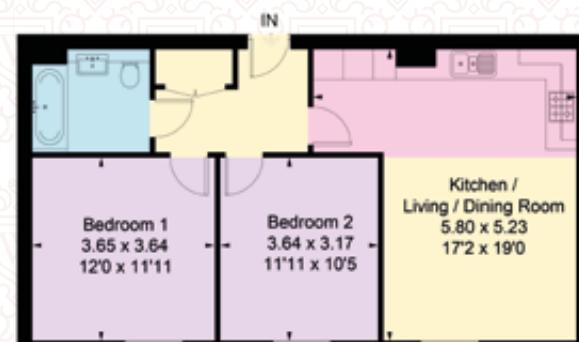
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6 & 14 RIVERVIEW

Approximate Floor Area
62.0 sq m / 665 sq ft

Drawn for illustration and identification purposes only



RIVERVIEW

7 & 15 RIVERVIEW

Approximate Floor Area

62.0 sq m / 665 sq ft

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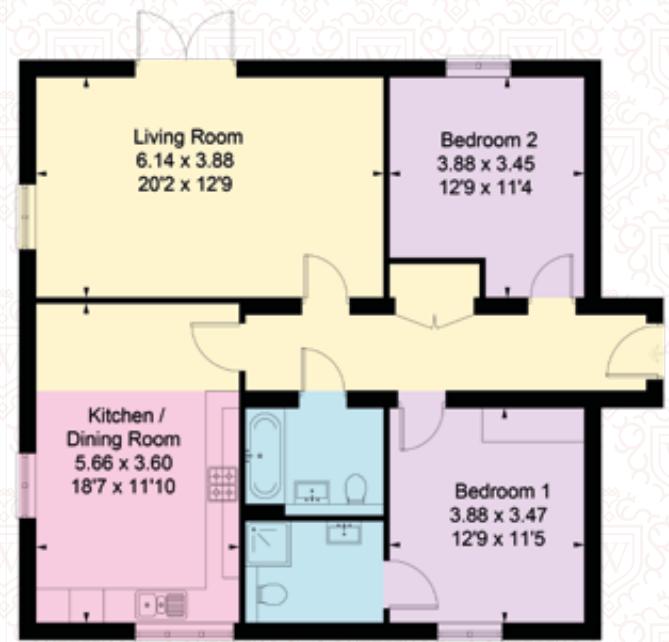


8 & 16 RIVERVIEW

Approximate Floor Area

95.0 sq m / 1,020 sq ft

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17 RIVERVIEW

Approximate Floor Area

50.0 sq m / 535 sq ft

Drawn for illustration and identification purposes only



18 RIVERVIEW

Approximate Floor Area

46.0 sq m / 495 sq ft

Drawn for illustration and identification purposes only



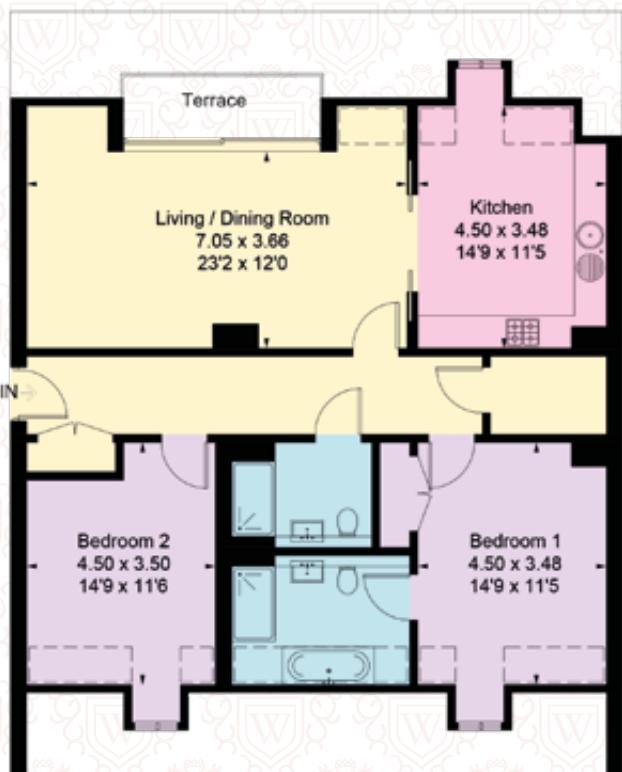
THE PENTHOUSES



PENTHOUSE 1

Approximate Floor Area
113.0 sq m / 1,215 sq ft

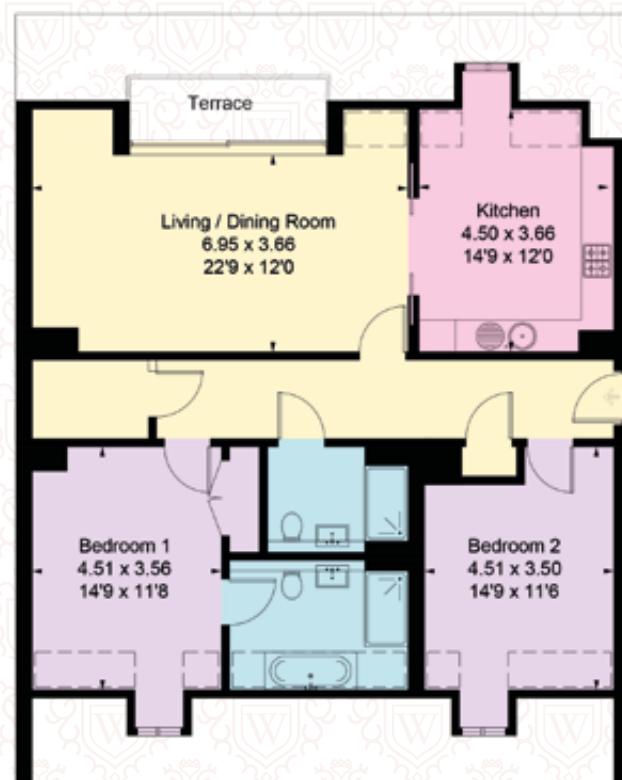
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PENTHOUSE 2

Approximate Floor Area
113.0 sq m / 1,215 sq ft

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SPECIFICATIONS

SPECIFICATION

Each property benefits from the following specification and quality finishes throughout.

KITCHEN

- Stylish shaker style country kitchen with soft closing cabinets and drawers.
- Choice of work surfaces and upstands available.
- Stainless steel sink with chrome monobloc mixer tap.
- LED under cupboard lighting.
- Integrated 4 ring induction or gas hob (customers choice) with glass splash back.
- Stainless steel extractor hood.
- Integrated fan assisted oven.
- Integrated full height fridge / freezer.
- Integrated washer/dryer to all apartments and 3 Windrush Heights.

UTILITY ROOM

(WINDRUSH HEIGHTS 1, 2, 4, 5, 6, 7 & 8)

- Under mount washing machine.
- Under mount tumble dryer.
- Stainless steel sink with monobloc tap.
- Contemporary laminate work tops with matching upstands.

CLOAKROOMS

- 500mm basin with chrome bottle trap.
- Hansgrohe monobloc chrome mixer tap.
- Close coupled WC with soft close toilet seat.
- Chrome towel rail with dual heating capabilities.

BATHROOMS AND ENSUITES

- Wall mounted 600mm wash hand basin with two drawer vanity unit.
- Hansgrohe chrome monobloc mixer tap.
- Stylish fitted baths with glass shower screens.
- Hansgrohe crometta shower system thermostatically controlled overhead showers & hand held shower.
- Hansgrohe Raindance overhead shower for ensuites.
- Fusion shower tray 1200x760 with sliding glass door for ensuites.
- Concealed cistern WC with dual flush and soft close seat.
- Chrome towel rail with dual heating capabilities.
- Fitted mirrors.
- Porcelanosa tiled floor with part tiled walls.
- Shaver point.

SECURITY AND ELECTRICAL

- Mains operated smoke detectors & carbon monoxide alarms.
- Pre-wired for alarms.
- Silent run extractor fans to bathrooms.
- LED downlighters to principle rooms and pendant lighting.
- High speed broadband provided by Gigiclear.
- BT master telephone points to living and bedrooms.
- TV points to living and bedrooms for digital and terrestrial TV.
- CAT 5 data cabling.

HEATING AND WATER

- Gas fired central heating boiler for hot water and radiators.
- Stainless steel heated towel rails to bath and shower rooms where applicable.

GENERAL

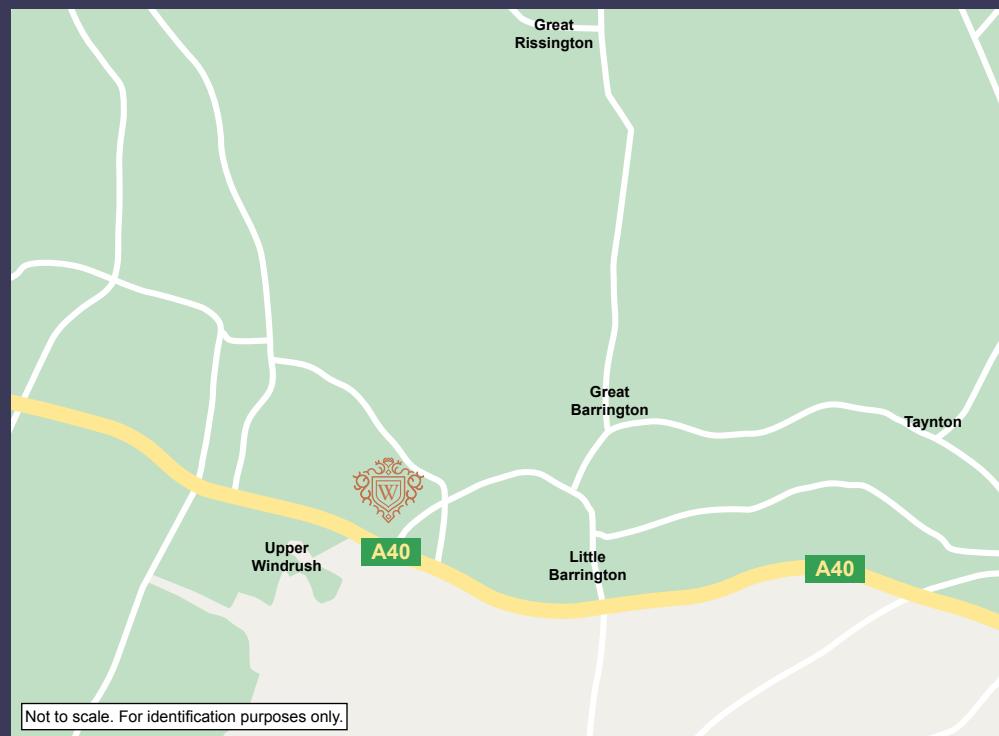
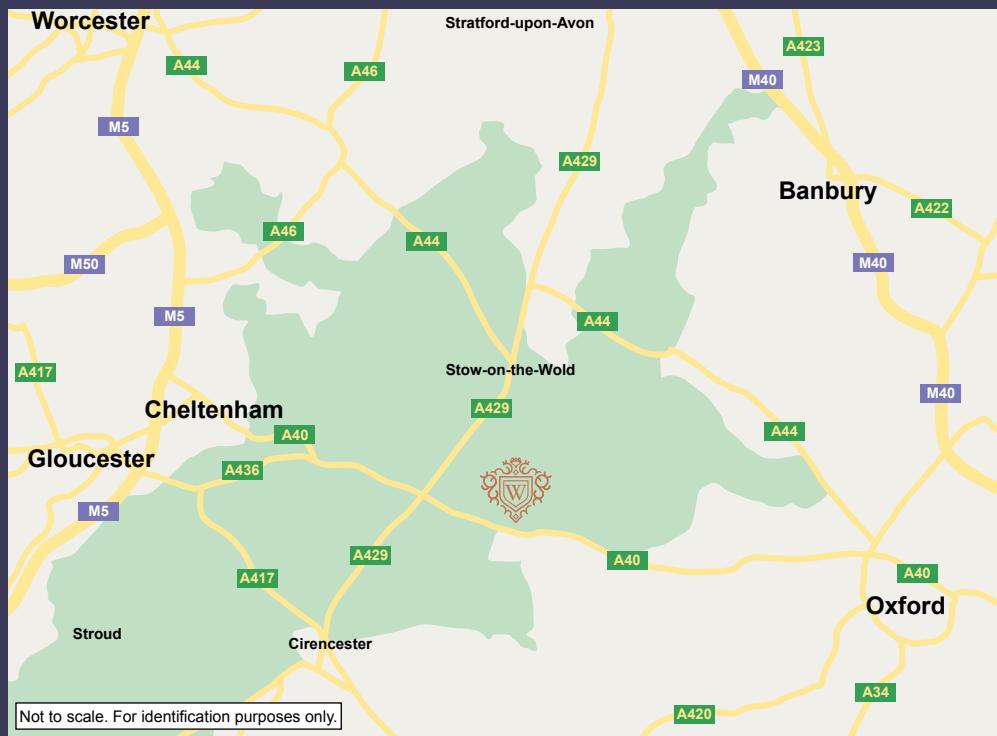
- Plot 1 has four off street parking spaces.
- Plots 2 -12 have parking barns with two tandem parking spaces.
- Audio visual entry to Meadowbank and Riverside apartments.
- High performance double and triple glazed windows.
- Contemporary style internal doors with chrome ironmongery.
- Quality 80/20 carpets to all bedrooms with quality underlay.
- Impressive communal entrance with lift access to Riverview apartments.
- Extensive hard and soft landscaping.
- 10 Year structural CML compliant warranty.



The Cotswold Outpost offering at Little Windrush is the vision of Yvonne and Sarah – owners of the award-winning Sherborne Village Shop & Tea Room.

“We’ve been presenting locally produced, quality food since 2010 and our tea room has built a reputation for good, honest, mouth-watering breakfasts and lunches, not to mention our famous homemade cakes! We strive to provide something a little unique and different”. - Yvonne

“The Cotswold Outpost will be a showcase for the best produce that the local area has to offer alongside all the quality world foods and products that have become desirable to our taste buds and essential to our homes. By bringing our successful formula to Little Windrush, we hope to be a hub for the community, a place to enjoy a chat over fresh coffee and cake or perhaps savour a meal from our daily specials board. The Cotswold Outpost will be the ideal place to stock up on all the necessities along with that extra special something. Home produced foods, made with love, care and attention will be served up using only ingredients where the provenance is well known to us. If there is anything on the menu that you’ve particularly enjoyed, you’ll be able to buy it in our deli and cook it for yourself at home. This ideology makes us happy and we hope it will make you happy too!” - Sarah



COTSWOLD NEW HOMES

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