

established 200 years

Tayler & Fletcher



37 Forest Grove, Cotswold Gate, Burford OX18 4FF

£2,500 PCM

AVAILABLE NOW UNFURNISHED

Luxury high specification terraced house.

Over 55's Cotswold Gate Development

2 Bedroom , 2 Bathroom, 2 Reception, Kitchen with White Goods,

Parking for two cars and patio garden.

Adjacent to Cotswold Gate Care Home

Deposit £2,884

taylerandfletcher.co.uk

LOCATION

37 Forest Grove is situated in within the exclusive Cotswold Gate development on the edge of the well known medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Burford is within the Cotswolds Area of Outstanding Natural Beauty and the Burford Conservation Area. Burford provides an excellent range of local shops and amenities, including a baker, butcher, post office, general store, library and doctor's surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses.

Local activities include Burford Golf Club and River Windrush walks, both of which are within walking distance of 37 Forest Grove. Meanwhile, there is a strong community involving the St John the Baptist Church whilst there is an active programme of events taking place through the Warwick Hall.

From Burford, the area's larger commercial centres of Cheltenham (22 miles), Cirencester (19 miles) and Oxford (19 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (9 miles), Kemble (22 miles) and Kington (9 miles) and a comprehensive local bus network.

DESCRIPTION

AVAILABLE NOW UNFURNISHED

37 Forest Grove is a luxury high specification terraced house for tenants Over 55, the house is located within the exclusive Cotswold Gate development, 2 Bedroom , 2 Bathroom, 2 Reception, Kitchen with White Goods, Parking and garden

The property comprises an entrance hallway, cloakroom, sitting room, open plan kitchen - diner and utility room downstairs whilst there is the master bedroom with en-suite shower room, second double bedroom and family bathroom upstairs. There is a private garden, accessed directly from the kitchen - diner. Whilst there are two parking spaces assigned to the property. These are located just yards from the front door. There is also a designated area for visitors parking. There is a communal garden, easily accessible from the property.

Approach

Paved pathway leads to timber framed front door with glazed insert panels and overhead covered porch to:

Hallway

Timber framed door to:

Cloakroom

With low level WC and wash hand basin. Amtico flooring. Timber framed door to storage cupboard. Timber framed door to below stairs storage cupboard. From the entrance hallway, timber framed door to:

Sitting Room

Stone fireplace with electric coal effect fire. Double glazed windows to the front elevation. Timber framed French doors with glazed insert panels to:



Kitchen - Diner

Fitted kitchen with range of built-in wall mounted cupboards with cupboards and drawers below. Silestone work surfaces. Sink unit with mixer tap and tiled splashback. Two Bosch electric ovens, both with grills, one with a microwave. Bosch dishwasher. Refrigerator and freezer. Central island with Silestone work surface and range of cupboards and drawers below. Five ring induction hob. Amtico flooring with underfloor heating. Recessed ceiling spotlighting. Double glazed door providing direct access into the rear garden. Double glazed windows to the rear elevation. Timber framed door to:



Utility Room

Continuation of Amtico flooring with underfloor heating. Recessed ceiling spotlighting. Space and plumbing for washing machine and tumble dryer. From the entrance hallway, stairs with timber balustrade rise to:

First Floor Landing

Timber framed door to airing cupboard housing the hot water tank. Timber framed door to cupboard. Recessed ceiling spotlighting. Timber framed door to:

Master Bedroom

Range of built-in wardrobes. Double glazed window to the rear elevation. Timber framed door to:



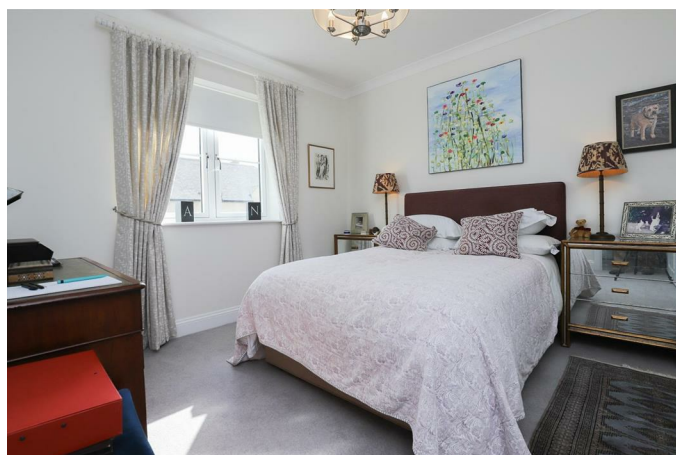
En Suite Shower Room

Low level WC, Villeroy & Boch wash hand basin with drawers below. Silestone surfaces. Shower cubicle with overhead rain effect shower and wall mounted shower attachment. Chrome heated towel rail. Recessed ceiling spotlighting. Amtico flooring with underfloor heating. Double glazed window to the rear elevation. From the first floor landing, timber framed door to:



Bedroom 2

Range of built-in wardrobes. Double glazed window to the front elevation. From the first floor landing, timber framed door to:



Family Bathroom

Low level WC, Villeroy & Boch wash hand basin with drawers below. Silestone surfaces. Bath with wall mounted shower attachment. Chrome heated towel rail. Recessed ceiling spotlighting. Amtico flooring with underfloor heating. Double glazed window to the front elevation.

OUTSIDE

37 Forest Grove has a private west facing garden. This features a paved patio area with some mature shrubs and plants and bordered by wrought iron fencing. There is separate parking for two vehicles together with a designated area for visitors parking. There is a communal garden, easily accessible from the house.

SERVICES

Mains Electricity, Water and drainage. Air Source heat pump heating.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'C' Rate payable for 2026 / 2027 £2317.93

ADDITIONAL INFORMATION

37 Forest Grove comes with a 10 Year Guarantee - valid until 2032.

Service Charges of £3000 per annum paid by landlord.

DIRECTIONS

From Burford, proceed along the Shilton Road and after approximately 300 yards, turn right into the Cotswold Gate development into Forest Grove. Proceed along Forest Grove and after approximately 200 yards turn into Barnard Mews. Proceed along Barnard Mews and you will shortly see the assigned parking spaces with the house positioned on the right hand side overlooking the communal landscaped area.

HOLDING FEE

A holding deposit of one week's rent (£577.00) is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please note: This will be withheld if any relevant person

(including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed).

SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £2885 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

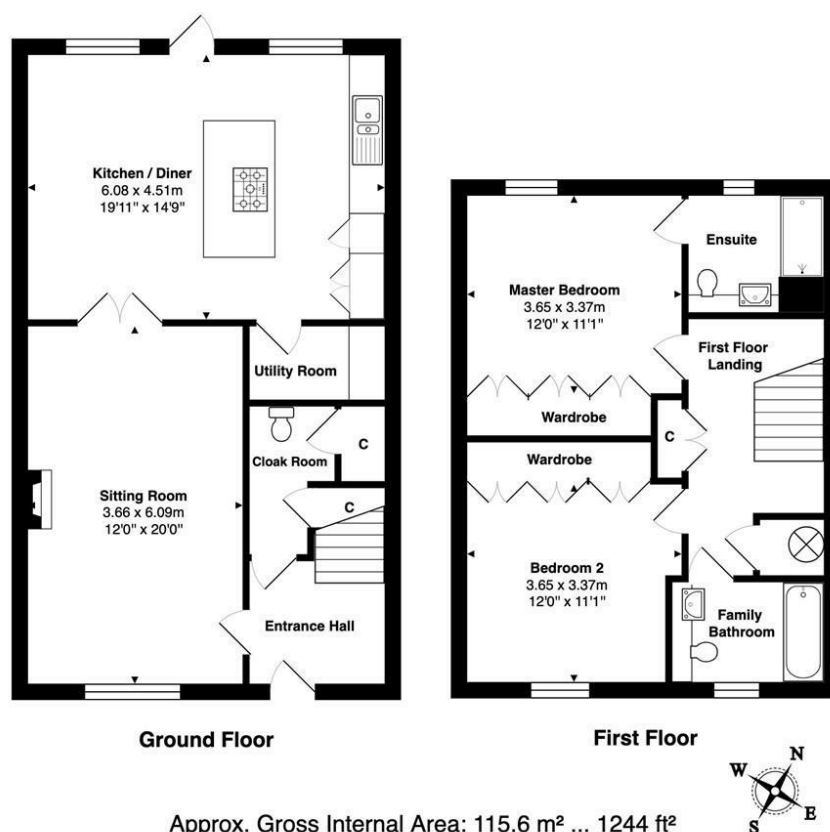
EPC

EPC RATING B

AGENTS NOTES

Please note Tayler & Fletcher will be managing this property. Appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

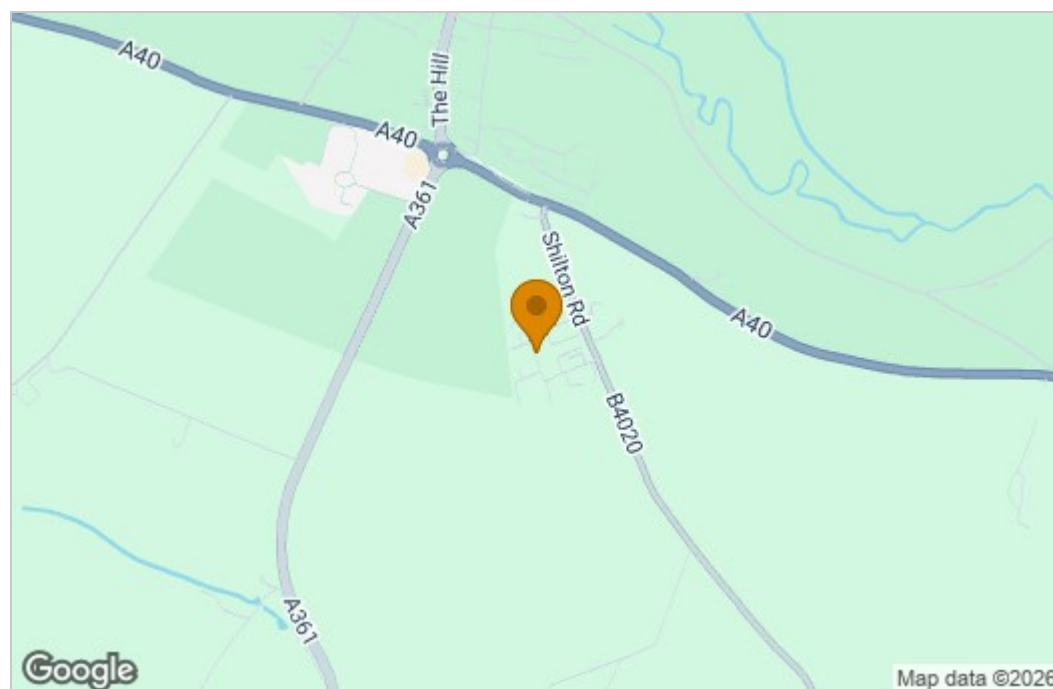
Floor Plan



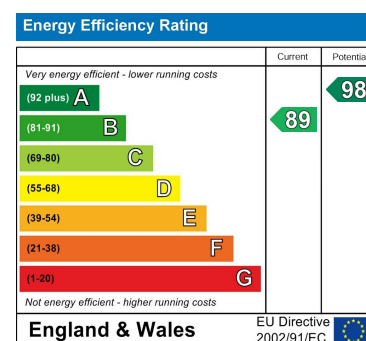
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

Drawn by E8 Property Services. www.e8ps.co.uk

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.