

established 200 years

# Taylor & Fletcher



23 Forest Grove  
Burford, OX18 4FF  
Guide Price of £420,000





# 23 Forest Grove

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*Luxury two bedroom leasehold (share of freehold) first floor apartment within this development for the Over 55s. Finished to a high specification with private balcony and parking. Located on the edge of Burford close to amenities.*



## LOCATION

23 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 23 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.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's towards Faringdon.

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 Kingham (9 miles) and a comprehensive local bus network.

## DESCRIPTION

23 Forest Grove is a luxury high specification first floor apartment located within The Wychwood building within the exclusive Cotswold Gate development. The property is leasehold but with a share of the freehold. The lease is 999 years.

The property comprises a hallway, kitchen, sitting room - dining room, master bedroom with en suite bathroom, second double bedroom and family bathroom. There is a private west facing covered balcony with views towards the golf course at Burford Golf Club. Separate parking for one vehicle together with a designated area for visitors parking. There is a communal garden, easily accessible from the apartment. 23 Forest Grove is close to all local amenities in Burford. It would make an ideal second home and represents a good investment opportunity.

## Approach

Paved pathway leads to uPVC front door to the ground floor entrance landing area. Either the stairs or the lift will provide access to the first floor. From the first floor landing area, timber framed front door to:

## Hallway

Timber framed door to storage cupboard. Timber framed door to cupboard housing the Bosch washing machine and Bosch tumble dryer. Timber framed door to cupboard housing the hot water tank. Recessed ceiling spotlighting. Timber framed door to:

## Kitchen

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. Four ring electric hob and extractor over. Bosch dishwasher. Refrigerator and freezer. Amtico flooring with underfloor heating. Recessed ceiling spotlighting. Double glazed windows to the front elevation. From the hallway, Timber framed door to:

## Sitting Room - Dining Room

Stone fireplace with electric coal effect fire. Double glazed windows to the front elevation. Door with glazed insert panels providing direct access to the private covered balcony. From the hallway, timber framed door to:

## Master Bedroom

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

## En Suite Bathroom

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. Bath. Chrome heated towel rail. Recessed ceiling spotlighting. Amtico flooring with underfloor heating. From the hallway, timber framed door to:

## Bedroom 2

Range of built-in wardrobes. Double glazed window to the rear elevation. From the hallway, timber framed door to: Range of built-in wardrobes. Double glazed window to the rear elevation. From the hallway, 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

23 Forest Grove has a private west facing covered balcony with views towards the golf course at Burford Golf Club. This is a paved patio area bordered by stone dwarf walls and wrought iron railings. There is separate parking for one vehicle together with a designated area for visitors parking. There is a communal garden, easily accessible from the apartment.

## SERVICES

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

## LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'C' Rate payable for 2023 / 2024 £1968.38

## ADDITIONAL INFORMATION

23 Forest Grove is a leasehold apartment but is sold with a share of the freehold. Lease - 999 years.

The property comes with a 10 Year Guarantee - valid until 2031.

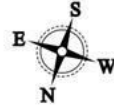
Healthihouse whole house ventilation system throughout the apartment reducing moisture and bacteria in the air.

Estate Management - estate manager, employed by the Beechcroft Foundation, takes care of the day-to-day management of the development. The cost of this service is £3000 per annum.

## DIRECTIONS

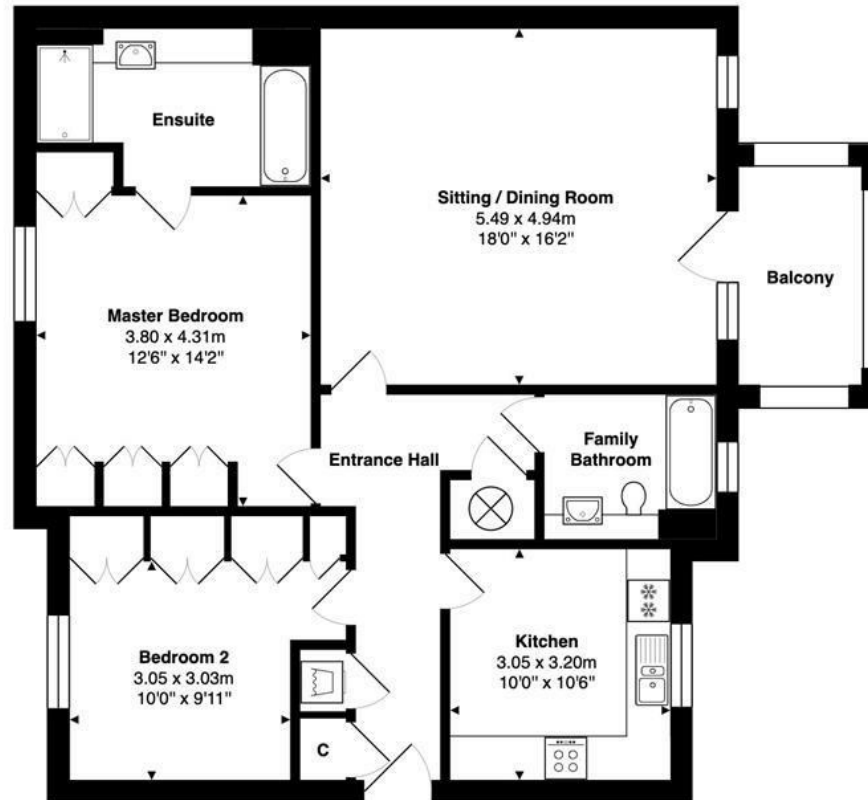
From Burford, proceed along the Shilton Road and after approximately 300 yards, turn right into the Cotswold Gate development into Forest Grove. Proceed along Forest Grove and after approximately 200 yards, you will see The Wychwood building on the left hand side. 23 Forest Grove is located on the first floor of this building.





**Approx. Gross Internal Area:**

94.3 m<sup>2</sup> / 1015 ft<sup>2</sup> (Excluding Balcony)



**First Floor**

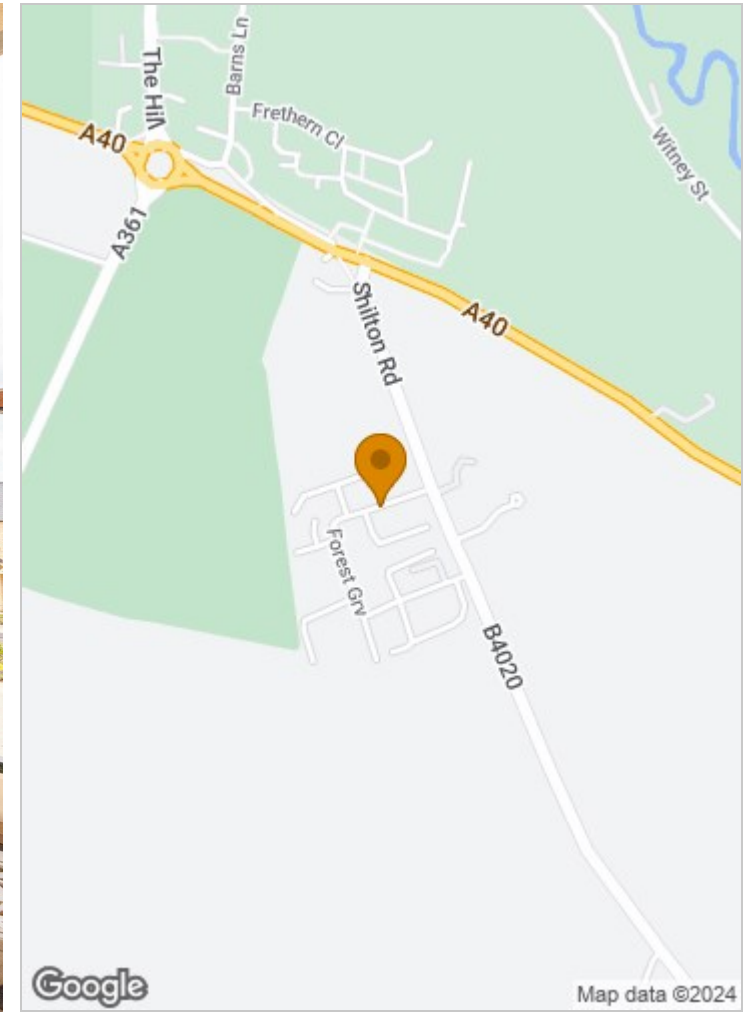
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)



Area Location Map



### Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(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	