



ACER GARDENS

ALSTONE | COTSWOLDS

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£3,000 PCM

Available Immediately
Holding Deposit: £692.30
Tenancy Term: 12 Months
Council Tax Band: F
EPC Band: B

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ground floor

Entrance Hallway • Open-Plan Kitchen /
Dining Room • Spacious Living Room with
Bifold Doors • Utility Room • Cloakroom

first floor

Master Bedroom with Dressing Area
Master En Suite • Luxury Bathroom
Second Bedroom with Built-In Storage
Third Bedroom

outside

Private Rear Garden • Single Garage
Off-Road Parking Space



the property

Nestled within an exclusive collection of just seven homes in the charming village of Alstone, this beautiful three-bedroom detached Cotswold stone home perfectly blends timeless character with contemporary comfort.

Step inside and discover a warm, light-filled space designed for modern living. The open-plan kitchen and dining area is the heart of the home.

Thoughtfully finished with integrated appliances including an oven, hob, fridge/freezer, dishwasher, and even a drinks chiller, it's a space made for both style and function. A separate utility room keeps daily life effortless and organised.

The spacious living room, with its bi-fold doors opening onto the garden and a cloakroom completes the ground floor.

Upstairs, three beautifully presented bedrooms provide comfort and calm. The main bedroom features a luxurious en suite shower room and built-in wardrobes, while a sleek family bathroom serves the remaining rooms.

The property offers a private garden, garage, off-road parking and gas central heating.

Perfect for a professional couple or growing family, this home offers an enviable blend of countryside tranquility and contemporary convenience - a place where every detail has been designed for easy, elegant living.



3 BEDROOMS



2 BATHROOMS



1 EN-SUITE



GARDEN



EV CHARGER



UTILITY ROOM



OPEN-PLAN
KITCHEN / DINER



SINGLE
GARAGE



OFF-ROAD
PARKING



RECEPTION
ROOM



COTSWOLDS
LOCATION

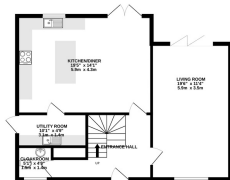


HIGH-SPEC
FINISHING

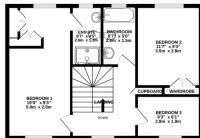


the floorplan

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1208 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.

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