



Colt Horse Cottage
Nr. Northleach, Gloucestershire

TO LET

A charming period Cotswold stone cottage, located in semi-rural location on a private estate

Accommodation

Entrance Hall • Sitting Room • Dining Room • Kitchen • Shower Room • Boiler Room
3 Bedrooms • Bathroom
Open plan gardens to the rear • Private parking

Description

Colt Horse Cottage is delightful period cottage, situated within the grounds of the main farmhouse. Located within the heart of this private estate, the cottage benefits from well proportioned accommodation on 2 floors, with open grounds surrounding the property to the rear, looking out to the countryside beyond.

Accessed via a long private driveway, this cottage benefits from a tranquil and peaceful setting, ideal as a Cotswold get away cottage.

Situation & Amenities

**Northleach 3 miles • Burford 6 miles • Cirencester 11 miles
Cheltenham 15 miles**
(all distances approximate)

Located on the Crickley Barrow Estate, the property lies to the south of the old market town of Northleach which provides local shopping facilities, schools, leisure centre, pubs and church. The cottage is situated off a quiet, country lane leading from the mediaeval Salt Way, which leads from Northleach to Bibury.

More comprehensive shopping and recreational facilities are available at Cirencester and Cheltenham.

The M40, M5 and M4 are all within easy travelling. Kingham or Kemble railway stations provide a regular service to London (Paddington).

Watersports at the Cotswold Water Park, Golf at Burford and Cirencester, racing at Cheltenham and Newbury and theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon.





Fixtures and Fittings: Colt Horse Cottage is available to let **Unfurnished**. Electric oven and hob. Spaces for dishwasher and washing machine in the kitchen, with further space in the boiler room for a fridge freezer.

(Please note any items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).

Services: Mains electricity. Private water supply and septic tank drainage. Oil fired central heating, Gigaclear broadband available subject to individual packages. Accessibility can be checked online via; checker.ofcom.org.uk.

Note there is no landline telephone at the cottage, however there is mobile reception (tested via a Vodafone connection).

The advertised rent includes; water supply, septic tank emptying and cutting of the main grass areas.

Outgoings: The tenant(s) will be responsible for all outgoing and running costs during the tenancy to include Council Tax, monthly rent and 5 weeks security deposit.
Council Tax: Cotswold District Council – Band C

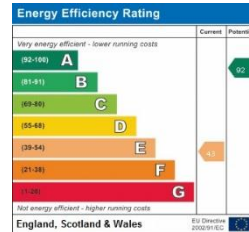
Viewings: Strictly by appointment. Telephone 01993 822325

Directions: **GL54 3PZ**

From Burford take the A40 towards Northleach. At Northleach turn left onto the A429 towards Cirencester. Continue for approximately 1.5 miles and turn left signed to Ablington and Bibury, immediately before the filling station. Proceed for a further 1 mile and take the second left road. Continue on this lane, proceed down a dip and then turn left into Crickley Barrow Farm.

A member of Butler Sherborn staff will then accompany you to the property.

What3words: ///herb.limiting.dupe



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Butler Sherborn LLP
Vine House, 2 Lower High Street
Burford, Oxfordshire, OX18 4RR
T 01993 822 325
E bur@butlersherborn.co.uk
W butlersherborn.co.uk

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