

36 Great Barrington
Gloucestershire



TO LET

A semi-detached period cottage in a highly sought-after Cotswold village

Accommodation

Entrance Hall • Living Room • Study • Kitchen

3 Bedrooms • Family Bathroom

Lawned Gardens • Vegetable Garden • Stone Store/Cloakroom • Boiler Room

Description

No. 36 Great Barrington is a traditional semi-detached Cotswold stone cottage, in the heart of the village. The accommodation is well presented throughout and laid out over 2 floors. The gardens are laid out to the front and side of the cottage with 3 stone outbuildings used as a boiler room and garden stores.

Situation & Amenities

Burford 3 ½ miles • Northleach 8 miles • Cheltenham 21 miles

Oxford 24 miles

(all distances approximate)

The village is set in the Windrush Valley and benefits from an excellent network of footpaths and bridleways, with a short walk taking you to the highly regarded Fox Inn Public House, located on the banks of the River Windrush.

Great Barrington is close to Burford, renowned as 'The Gateway to the Cotswolds', offers a wide range of everyday shopping facilities, including boutiques, public houses, restaurants, antique shops. The larger towns of Witney, Oxford and Cheltenham offer a wider range of shopping cultural and recreation facilities. The A40 provides access to Oxford and Cheltenham with regular and fast train services are available to London Paddington from Charlbury and Kingham.

There are several outstanding public and state schools in the area, including the Montessori pre-school in Great Barrington, Great Rissington and Burford Primary Schools and Burford School, Kingham Hill School and the Cotswold School in Bourton-on-the-Water.



Fixtures and Fittings: Available to let **Unfurnished**. Electric oven and hob with extractor over. Space for washing machine and fridge.

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

Services: Mains water and electricity. Oil fired central heating. Septic tank drainage. Telephone and Broadband availability subject to individual packages and transfer regulations.

Outgoings: The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax – Band D.

Pets: Strictly no cats. 1 dog may be considered at the landlord's discretion.

Viewings: Strictly by appointment - Telephone 01993 822325.

Directions: OX18 4UR

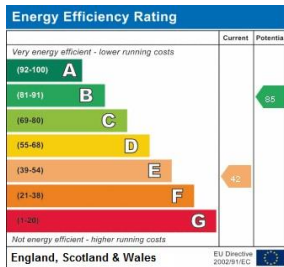
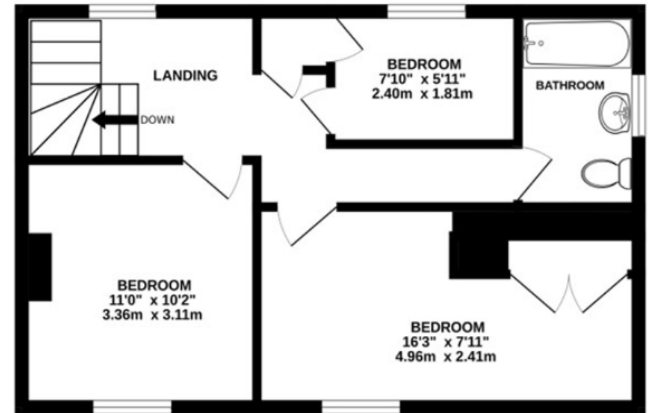
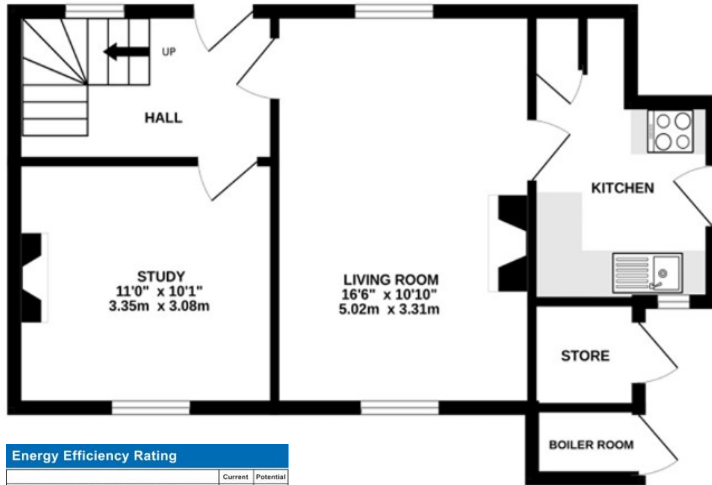
From the bottom of Burford High Street, proceed over the bridge and turn left at the mini roundabout towards Stow-on-the-Wold. As the road bears sharp right, proceed straight ahead towards Taynton. Continue through Taynton village and towards Great Barrington. On entering Great Barrington, No. 36 will be found halfway into the village on the left hand side, with parking on the road to the side of the cottage.

What3Words: [///health.stamp.rabble](https://www.what3words.com/health.stamp.rabble)





36 Great Barrington, OX18 4US



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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



Disclaimer

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn LLP, nor the landlord, accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before traveling to view this property.



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PROPERTY
AWARDS**

2022 - 2023

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