



**2 New Cottages
Ladbarrow, Gloucestershire**

TO LET

A semi-detached cottage in a fantastic rural location with far reaching countryside views

Accommodation

Entrance Hall • 2 Reception Rooms • Kitchen
2 Double Bedrooms • Single Bedroom • Family Bathroom
Lawned Garden to the rear • Garage • Greenhouse • Private Parking

Description

2 New Cottages is a semi-detached cottage in a semi-rural location on the outskirts of the Cotswold village of Aldsworth. The property benefits from accommodation laid out over 2 floors with garden to the rear.

Situation & Amenities

(all distances approximate)

Bibury 3 miles • Northleach 4 miles • Burford 6 miles
Cirencester 10 miles • Cheltenham 18 miles

The nearby village of Aldsworth is a pretty, unspoilt Cotswold village in an Area of Outstanding Natural Beauty, having an excellent village pub and St. Bartholomew's Church.

Everyday shopping facilities and doctor's surgery available in nearby Northleach, with more extensive shopping and recreational facilities available in Oxford, Cheltenham and Swindon.

The Cotswolds are renowned for country pursuits and the area provides delightful walking and riding. Golf courses at Burford and Cirencester; racing at Cheltenham and Stratford-upon-Avon. Theatres at Cheltenham and Oxford. A variety of water sports are available at the Cotswold Water Park near South Cerney.

The road and rail communications are excellent with mainline railway stations at Kemble (14 miles) and Swindon (20 miles) providing frequent and regular commuter services to London (Paddington). The A40 (4 miles) provides good access to Oxford and the M40 to London and Birmingham.



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Disclaimer

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Fixtures and Fittings Available to let **Unfurnished**. Integral electric oven and hob with extractor over and dishwasher. Space for fridge freezer. Space for washing machine and dryer in the outbuilding.

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

Note: Please note the photographs used are from a previous marketing campaign.

Services Mains water and electricity. Oil fired central heating. Septic tank drainage. Telephone and Broadband availability subject to individual packages and BT transfer regulations. Accessibility can be checked online via; checker.ofcom.org.uk.
Cotswold District Council – Telephone 01285 623000

Outgoings The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as a deposit.

Viewings Strictly by appointment - Telephone 01993 822325.

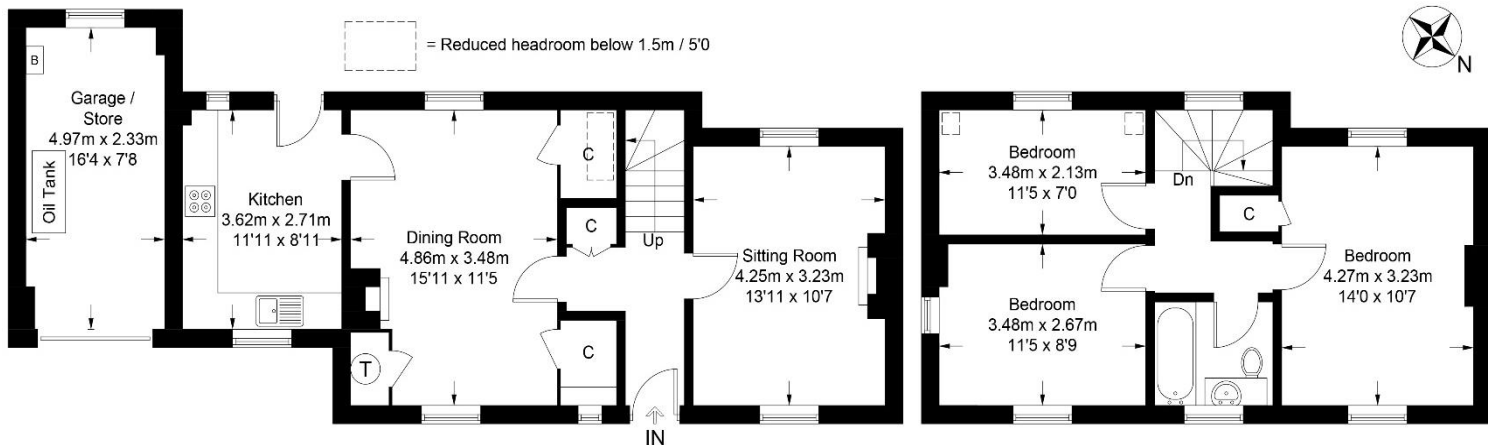
Directions GL54 3PS

From Burford, on the A40 towards Cheltenham, turn left onto the B4425 to Bibury. After approx. 6 miles turn left just after the Sherborne Arms. public house, sign-posted Ladbarrow only. The property can then be found approx. after 3/4 mile on the right-hand side (the first set of cottages).





2 New Cottages, Ladbarrow, Aldsworth, Cheltenham, GL54 3PS



Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft
 Garage / Store = 11.6 sq m / 125 sq ft
 Total = 105.8 sq m / 1139 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1094739)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC