

A photograph of a traditional stone-roofed cottage. The roof is made of grey stone tiles. Two dormer windows with white frames and dark blue shutters are set into the roof. The main entrance features a white door with a black mailbox mounted on the wall to its right. A wooden gate with a diagonal brace is positioned in front of the door. The cottage is surrounded by dense green foliage, including bushes and trees. A low stone wall runs across the foreground, with the gate opening through it. The overall scene is bright and sunny.

2 Kings Head Lane
Withington, Gloucestershire

TO LET

A pretty terraced period cottage in a popular village location

Property Comprises

- Sitting/Dining Room
- 2 Bedrooms
- Kitchen
- Courtyard Garden
- Shower Room
- Parking for 1 Car

Situation & Amenities

Andoverford 3 miles • Cheltenham 7.5 miles
Northleach 9 miles • Cirencester 10 miles
(all distances are approximate)

Withington is a pretty Cotswold village located between Northleach and Cheltenham. Cirencester offers an excellent range of shops and services whilst the larger centre of Cheltenham offers further extensive shopping and cultural amenities.

GROUND FLOOR ACCOMMODATION

Sitting/Dining Room: Open plan room with 2 feature fireplaces. Exposed stone wall and exposed ceiling beams. Stairs rise to first floor.

Rear Hall: Cupboard with hanging space.

Shower Room: Shower cubicle, wash hand basin with cupboard over and W.C.

Kitchen: Fitted with wall and base units. Electric cooker with extractor over. Fridge freezer and washer machine. Window and door to rear courtyard.

FIRST FLOOR ACCOMMODATION

Bedroom 1: Single Bedroom with built-in wardrobe and cupboard housing boiler.

Bedroom 2: Double bedroom with exposed beams and double aspect windows.

OUTSIDE To the front of the cottage is an enclosed garden, planted with mature shrubs and herbs, with the rear courtyard area also enclosed and ideal for alfresco dining. A right of way to the rear, leads between the cottages to the parking area with allocated parking for 1 car.

Fixtures and Fittings: The property is available to let furnished. Please note furniture/appliances shown in any marketing material or viewing may be subject to change prior to a tenancy commencing.

Services: Mains water and electricity. Private drainage. Oil central heating. Telephone and Broadband availability subject to individual packages and BT transfer regulations. Accessibility can be checked online via; checker.ofcom.org.co.uk

Council Tax Band D, 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.



Directions: GL54 4BD

From Burford travel on the A40 towards Cheltenham. Continue across the roundabout at Northleach, staying on the A40 for approximately 6 miles. As the road becomes a dual carriageway, turn Left signed to Withington (3 miles) and Compton Abdale. Continue on this road and at the T junction, turn right signed Withington (2 miles). Proceed down the hill into the village, continue through the S bend, and take the left turning signposted to Roman Villa Yanworth. No. 2 Kings Head Cottage is then the 2nd cottage on the left, with allocated parking at the end of the row of cottages.

Viewings

Appointment only
Tel: 01993 822325.

Energy Efficiency Rating		Score	Previous
95-100	A	65	
85-94	B	55	65
75-84	C	45	55
65-74	D	35	45
55-64	E	25	35
45-54	F	15	25
35-44	G	5	15

Most energy efficient - higher rating costs less
England, Scotland & Wales



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