



Wells Head Farmhouse
Temple Guiting, Gloucestershire

TO LET

A detached period family house, situated in a popular Cotswold village

Accommodation

Entrance Hall • Drawing Room • Family Room • Kitchen/Breakfast Room • Utility Room • Cloakroom
4 Double Bedrooms • En-Suite Shower Room • Family Bathroom • Cloakroom
Driveway Parking • Open Car Port/Barn • Gardens to the front and rear

Description

Wells Head Farmhouse is a Cotswold stone family house on the edge of the lovely historic village of Temple Guiting, with views over the valley to the rear and farmland to the side

Situation & Amenities

**Stow-on-the-Wold 7 miles • Bourton-on-the-Water 7 miles • Chipping Campden 9 miles
Cheltenham 15 miles**
(all distances approximate)

Temple Guiting is situated in a lovely rolling region of the Cotswolds in an area of Outstanding Natural Beauty. The village is renowned for its close, friendly, supportive community, with a fine old Parish Church, a village hall and playing fields.



Schools

Temple Guiting Primary ½ mile,
The Cotswold School 8 miles
Kitebrook 12 miles



Pub

The Plough Inn at Ford 4 miles
The Halfway at Kington 4 miles



Train Stations

Moreton-in-Marsh / Kingham 10 miles



Shops

Stow-on-the-Wold 7 miles
Extensive Shopping – Cheltenham 15 miles



Sport & Leisure Facilities

Golf at Naunton Downs and Cheltenham. Racing at Cheltenham, Stratford-upon-Avon and Warwick. The surrounding countryside is superb for walkers, with a wide network of footpaths and bridleways.




Fixtures and Fittings

Available to let **Unfurnished** on a minimum 1 year tenancy. Integral oven, hob and extractor fitted. Space for fridge freezer. Spaces in Utility Room for washing machine and tumble dryer. There is a woodburning stove in the Sitting Room and open fire in the Family Room.

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

Services

 Mains Water  Mains Electricity  Septic Tank Drainage  Electric Heating

 Telephone and broadband availability subject to individual packages and transfer regulations.
Accessibility can be checked online via; checker.ofcom.org.uk.

Exclusions

Please note the cellar and second floor rooms are expressly excluded from any tenancy.

EPC - Exempt

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 security deposit.

Cotswold District Council - Tel: 01285 623000. Council Tax Band G

Viewings Strictly by appointment - Tel: 01993 822325

Postcode GL54 5RR

Directions

From Stow-on-the-Wold take the B4077 towards Upper Swell/Ford/Tewkesbury. After approximately 6 miles fork left off the main road sign posted Temple Guiting. Enter the village and, after passing several properties on the left, turn sharp left down an unsigned, leafy track that at its end leads you to Wells Head Farmhouse, on the right hand side.

What3Words: ///proudest.suitable.silk





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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