

**37 Great Barrington
Gloucestershire**



TO LET

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

Accommodation

Entrance Hall • Living Room • Sitting/Dining Room • Kitchen • Larder
3 Bedrooms • Family Bathroom
Lawned Gardens • Vegetable Garden • Stone Store/Cloakroom • Boiler Room

Description

No. 37 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 a stone store outbuilding used as a boiler room and garden store.

Situation & Amenities

Burford 3.5 miles • Northleach 8 miles • Cheltenham 21 miles • Oxford 24 miles
(all distances approximate)

Great Barrington lies near the River Windrush, between Burford and Northleach, making it accessible to several key towns in the Cotswolds.

The village is characterised by its traditional stone cottages, rolling hills, and beautiful countryside, offering a quintessential rural living.

Schools



Montessori Pre-School – Great Barrington
Burford Primary & Burford School 3.5 miles
Cotswold School 6.5 miles

Pub



The Fox Inn Public House ½ mile
Burford 3.5 miles

Train Stations (London to Paddington)



Charlbury Station 11 miles
Kingham Station 9.5 miles



Shops, Restaurants & Recreational
Burford 3.5 miles • Witney 12 miles
Cheltenham 21 miles • Oxford 24 miles

Sport & Leisure Facilities



Golf at Burford, 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. Electric oven and hob with extractor over. Space for washing machine and fridge. Larder: Space for fridge freezer. There is a woodburning stove in the Sitting/Dining 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  Oil Centre Heating  Telephone and broadband availability subject to individual packages packages and transfer regulations.
Accessibility can be checked online via; checker.ofcom.org.uk

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 D

Viewings Strictly by appointment - Tel: 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. 37 will be found halfway into the village on the left hand side, with parking on the road to the side of the cottage. What3Words: ///watching.afford.fulfilled



37 Great Barrington, OX18 4US



TOTAL FLOOR AREA: 886 sq.ft. (82.3 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 as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-----------------|-----------|
| Very energy efficient - lower running costs | | | |
| A | (92-100) | | 10 |
| B | (81-91) | | |
| C | (69-80) | | |
| D | (55-68) | | |
| E | (39-54) | | |
| F | (21-38) | | |
| G | (1-20) | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Energy Label | 10 |



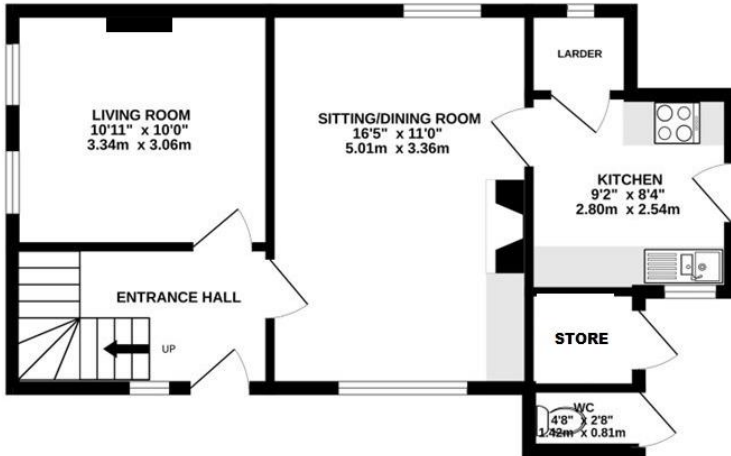
BRITISH
PROPERTY
AWARDS

2022 - 2023

★★★★★

GOLD WINNER

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IN SOUTHERN
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& COVINGSHIRE)



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