



2 Arlingdon Fields
Somerset Keynes, Gloucestershire

TO LET

A well presented semi-detached barn conversion, with stunning countryside views

Accommodation

Dining Hall • 2 Reception Rooms • Kitchen/Breakfast Room • Utility Room • Cloakroom

First Floor: 3 Double Bedrooms • En-suite Shower Room • Family Bathroom

Second Floor: 2 Double Bedrooms • Bathroom

Manicured Gardens • Private Parking • Double Garage

Description

2 Arlingdon Fields is a deceptively spacious family house with accommodation laid out over 3 floors. The property has been designed to a high standard throughout having modern fixtures and fittings, whilst offering light and adaptable accommodation, in a peaceful Cotswold village location.

The gardens are to the front and rear of the property, mainly laid to lawn with patio areas for alfresco dining whether it be in the morning, when the sun rises or in the evening as the sun goes down. Located in the heart of the village, in a private cul-de-sac of six, the property adjoins fields to the rear and takes full advantage of the open countryside views.

Situation & Amenities

Cirencester 5 miles • Cricklade 7 miles • Cheltenham 20 miles
(all distances approximate)

Schools



Primary Schools

Ashton Keynes 2.5 miles
Kemble 3 miles

Secondary Schools

Cirencester 5 miles
Fairford 10 miles

Independent Schools

Hatherop 13.5 miles
Rendcomb 11 miles



Train Station

Kemble 4 miles
Swindon 14 miles



Shopping

Village Shop - Ashton Keynes 2.5 miles
Extensive - Cirencester • Cheltenham



Pubs

Somerford Keynes • Ashton Keynes 2.5 miles • Oaksey 2.5 miles





Fixtures and Fittings

Available to let **unfurnished**. Electric double range cooker, integral microwave, dishwasher and fridge freezer. Utility Room: Space for a tumble dryer and washing machine.

(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



Main electricity



Septic drainage



Oiled Fired Heating



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

Council Tax: Band F. Cotswold District Council - Tel 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 deposit security deposit.

Viewings Strictly by appointment - Tel: 01993 822325.

Directions - GL7 6BL

From Cirencester, at the Fire Station roundabout, take the Love Lane exit. Cross over the first mini roundabout, turn left at the next, and then right at the third. Proceed on this for just under 1 mile before turning right signed to Somerford Keynes. Continue into the village, pass the Bakers Arms public house on the right hand side and after the red telephone box turn left into Arlingdon Fields. Continue down the drive and turn left at the end where No. 2 will then be found on the right hand side, with parking to the side of the property behind wooded gates.

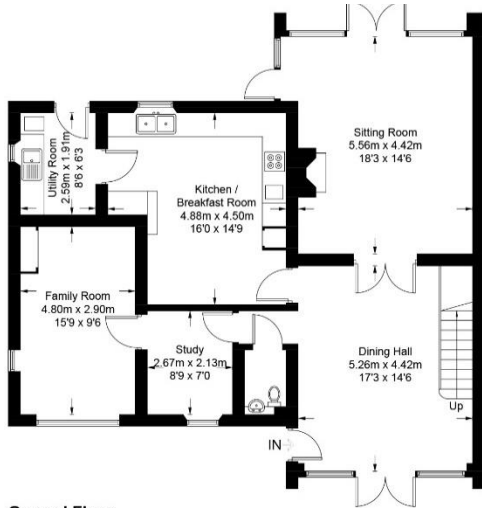
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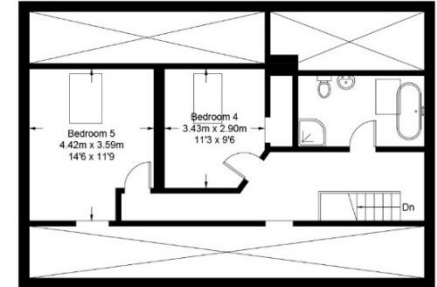
2 Arlington Fields, Somerford Keynes, GL7 6BL



Ground Floor

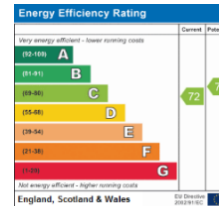


First Floor



Approximate Gross Internal Area = 283 sq m / 3046 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID693553)



Address:
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