

2 Hinton Farm Cottages Ablington, Gloucestershire



NORTHLEACH 4³/₄
CHELTENHAM 15³/₄

TO LET

A pretty semi-detached and beautifully refurbished cottage in a desirable Cotswold location, just a few miles from the popular village of Bibury in an area of Outstanding Natural Beauty

Accommodation

Entrance Hall • Sitting Room • Kitchen/Breakfast Room • Utility Room • Shower Room
3 Bedrooms • Family Bathroom
Terraced garden to the side and rear with private patio area • Allocated Parking

Situation & Amenities

Bibury 1.5 miles • Burford 9 miles • Cirencester 9 miles • Cheltenham 16 miles
(all distances approximate)



Schools

Bibury C of E Primary school 1.5 miles • Hatherop C of E Primary School 4 miles
Hatherop Castle School (Day & Boarding) 4 miles • Cirencester Kingshill School 7 miles



Pubs/Eateries/Hotels

The Catherine Wheel and the Swan Hotel Bibury 1.5 miles
The Village Pub and the Pig-in the Cotswolds, Barnsley 3 miles



Shopping & Recreational

The market towns of Burford and Cirencester provide a range of everyday shopping facilities, whilst the larger centres of Oxford and Cheltenham offer more extensive shopping, cultural and recreational amenities.



Transport Links

The M4, M5 and M40 motorways provide communications to other parts of the country and train services run to London (Paddington) from Swindon and Kemble.



Sport & Leisure Facilities

Theatres in Cirencester, Oxford and Cheltenham.
Golf at Cirencester and Burford.





Fixtures and Fittings

Available to let **Unfurnished**. Integral electric oven, hob & extractor over. Integral fridge freezer & dishwasher. Utility Room: Space for washing machine. Woodburner in the sitting 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 fired Heating

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

Outgoings

The tenant will be responsible for outgoing and running costs during the tenancy, to include 5 weeks rent as tenancy deposit & Council Tax - Band C.

Cotswold District Council - Tel:01285 623000.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Directions (Postcode: GL7 5NX)

From Burford take the A40 towards Cheltenham. After 1 mile turn left onto the B4435 towards Bibury. Proceed into the village and at the Swan Hotel continue straight ahead (do not go over the bridge) signed to Abington. Continue on this road for approx. 1½ miles and the cottage will then be found on the right hand side (first cottage), with parking opposite the cottage.

What3Words: ///backyards.crafted.weeds

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Disclaimer

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