

34 Colesbourne
Gloucestershire



TO LET

A detached and well proportioned, family house, having open views over the surrounding countryside

Accommodation

Entrance • Kitchen/Breakfast Room • Sitting Room • Dining Room • Study Area • Utility Room • Cloakroom

Master Bedroom with En-suite Bathroom • 3 further Double Bedrooms • Family Bathroom

Gardens to the front & rear • Patio area • Garden Shed • Private Parking

34 Colesbourne is a well-presented Cotswold Stone family house, located in the heart of the village, with excellent commuter access to Cirencester, Cheltenham and Gloucester. The property offers well proportioned, family accommodation over 2 floors and has been newly redecorated and upgraded with modern bathrooms and kitchen fittings. The property has also been fitted with underfloor heating on the ground floor, a modern ground source heating system and there is superfast broadband in the village, ideal for working or schooling from home.

Accessed via a shared drive, there is parking to the front of the property which then leads to the enclosed gardens, mainly laid to lawn and wrapping around the property, taking full advantage of the countryside views to the rear.

Situation & Amenities

Cirencester 8 miles • Cheltenham 8 miles • Northleach 12 miles • Gloucester 13 miles
(all distances approximate)



Schools

Gloucestershire is noted for its excellent schools, in particular Rendcomb College, Beaudesert Park, Westonbirt and Cheltenham Colleges which are all within daily driving access.



Pubs/Eateries

Colesbourne Inn – walking distance • Cirencester • Cheltenham and Northleach.



Shopping

The towns of Cirencester and Cheltenham both offer an excellent range of shops and cultural amenities.



Transport

The M4 and M5 motorways, both of which are commutable from the property, provide communications to other parts of the country.



Sport & Leisure Facilities

Watersports at the Cotswold Water Park • Golf at Cirencester and Cheltenham • Racing at Cheltenham • Polo at Cirencester Park • Theatres at Cheltenham, Oxford and Stratford-upon-Avon.







Fixtures and Fittings

Available to let Unfurnished. Electric oven with extractor over. Integral dishwasher and undercounter fridge. Space for fridge freezer. Utility Room: space for washing machine and tumble dryer. There is also an open fire 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  Klargester Sewage Treatment Plant  Ground Source Eco Heating

 Telephone and Gigaclear Broadband availability subject to individual packages and BT transfer regulations

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 F

Viewings Strictly by appointment - Tel: 01993 822325

Postcode GL53 9NP

Directions

From Cirencester, take the A435 towards Cheltenham. Passing Rendcomb College on the right, continue to the village of Colesbourne. Turn right immediately after the Colesbourne Inn and then immediately left after the parking area to the Inn. The property is the first house on the right hand side.

What3Words: ///soup.recline.untrained





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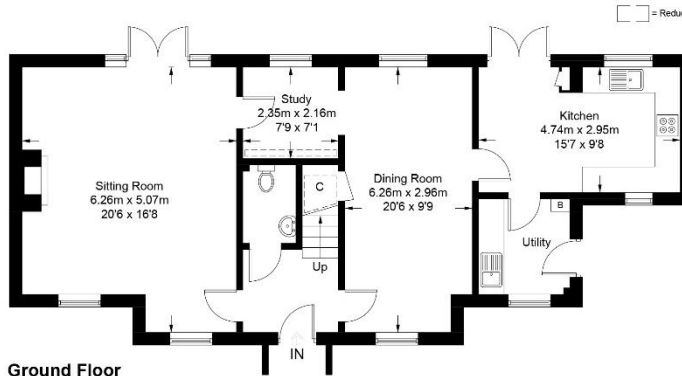
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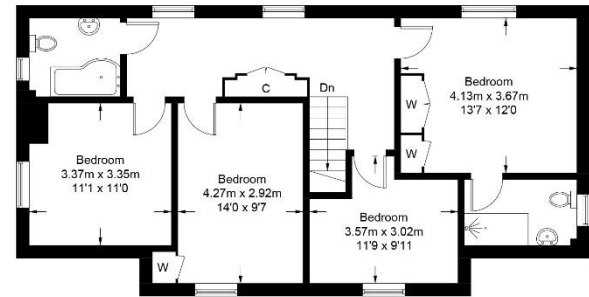
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34 Colesbourne, Nr. Cheltenham, GL53 9NP



Ground Floor
83.9 sq m / 903 sq ft



First Floor
75.5 sq m / 813 sq ft

Approximate Gross Internal Area = 159.4 sq m / 1716 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1241416)

