

established 200 years

Tayler & Fletcher



Kellam Cottage, The Square, Lower Slaughter GL54 2HU

£1,750 PCM

A quintessential Grade II listed Cotswold Stone Cottage located in a desirable location on the Village Green with views over the River Eye. To Let unfurnished for 6/12 months possibly longer from 15th August 2024.

Deposit £2,019

taylerandfletcher.co.uk

DIRECTIONS

From Bourton-on-the-Water take the Fosseyway in the northerly direction towards Stow-on-the-Wold and take the left hand turning towards Lower Slaughter (before the petrol station). Follow Copsehill Road through the village (past the Manor House). At the grass triangle turn left (signposted towards Upper Slaughter) and take the No Through road before the river. Follow the lane to the green on the right and Kellam Cottage is the right hand cottage of the pair of cottages.

LOCATION

Lower Slaughter is acknowledged as one of the most beautiful villages in the North Cotswolds, having many buildings of architectural interest with the shallow River Eye flowing through the centre of the village. There is a Parish Church and two Hotels which are open to non residents. Situated about ¾ mile at Slaughter Pike on the Fosseyway is a Petrol Station and Convenience Store. Bourton-on-the-Water is 2 miles and has a good range of shops suitable for everyday requirements together with a leisure centre, a doctor's surgery and dental practices. The popular Daylesford Farm Shop is a short drive away. Main line stations in Kingham and Moreton in Marsh provides regular services to London Paddington (80 minutes).

DESCRIPTION

Kellam Cottage is situated in a Conservation Area and an Area of Outstanding Natural Beauty, is a delightful Grade II listed cottage which overlooks a green with mature trees and the River Eye. This semi-detached cottage has beautifully appointed accommodation arranged over three floors and has a cottage garden to the front and a paved terrace to the rear.

The property has no allocated parking space, but one vehicle for Kellam Cottage's tenants will be permitted to be parked either outside the property or on the green at any one time.

The cottage is approached from the green through a pedestrian gate along the garden path.

ENTRANCE PORCH

With tiled roof and painted timber detailing to timber front door, opening into

SITTING / DINING ROOM

With stairs to First Floor.

Stone floor, open stone fireplace with woodburning stove insert. Casement window to front elevation. Timber French doors out to the rear courtyard. Understairs cupboard.



KITCHEN

With window to side elevation and stable style door to courtyard. Continuation of stone floor. Range of timber kitchen units with drawers and open shelving. Ceramic 2 bowl sink unit with mixer tap. Neff induction hob, oven and extractor hood. Freestanding Neff fridge/freezer, slimline dishwasher (to be installed), Washing machine. Wall-mounted gas boiler.

From the Sitting/Dining Room, wooden stairs with runner rise to



FIRST FLOOR LANDING

Wooden floor.

Door to

BEDROOM ONE

With casement window to the front elevation with views across to the green and to the river. Feature fireplace NOT TO BE USED, Wooden floor.

From the Landing, door to

FAMILY BATHROOM

With cast iron claw foot slipper bath with mixer tap,

wall-mounted wash handbasin, WC with wall-mounted cistern, heated towel rail. Shelled cupboard. Chequerboard tiled floor. Painted tongue and groove panelling to walls. Casement window to rear elevation.

From the Landing, staircase to SECOND FLOOR with Door to



BEDROOM TWO

With two Velux windows. Carpeted floor and wooden double bed frame.



OUTSIDE

The Cottage has a well-stocked herbaceous garden to the front. To the rear is a paved terrace leading to a DETACHED TIMBER OUTBUILDING currently used as an office, having telephone/broadband sockets, light and power.



ENERGY PERFORMANCE CERTIFICATE

EPC Rating D



SERVICES

Mains electricity, gas, water and drainage are connected. Telephone subject to BT transfer regulations. Broadband installation type may be available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

RESTRICTIONS

No smokers. No children. No pets

LOCAL AUTHORITY & COUNCIL TAX

Cotswold District Council, Cirencester 01285 623000

Council Tax Band D

Tax payable for 2024-2025 : £2,111.51

RENT

£1,750 per calendar month. Excludes water, electricity, gas, council tax, telephone charges and garden waste licence.

HOLDING DEPOSIT

A holding deposit of one week's rent £403 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent.

Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £2,019 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

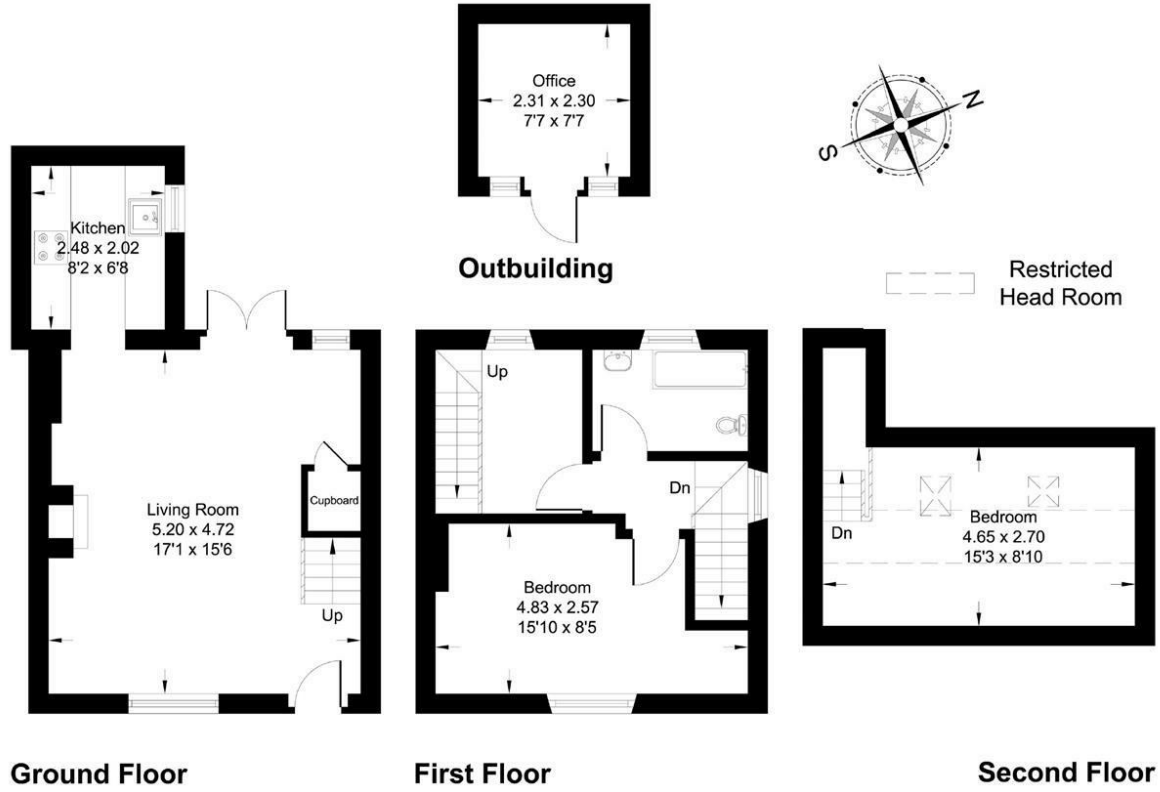
AGENTS' NOTE

Taylor & Fletcher will not be managing the tenancy at Kellam Cottage

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Taylor & Fletcher should you wish to clarify specific items within a property.

Floor Plan

Approximate Gross Internal Area = 68 sq m / 732 sq ft
 Outbuilding = 5 sq m / 54 sq ft
 Total = 73 sq m / 786 sq ft

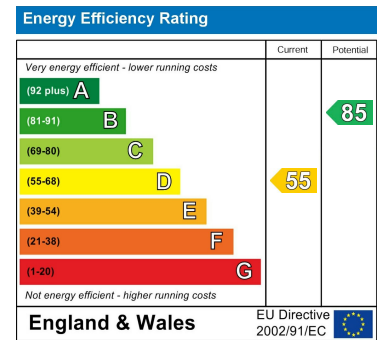


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.