

established 200 years

Tayler & Fletcher



Holly Cottage, Little Rissington GL54 2ND

£1,495 PCM

A charming refurbished Grade II listed Cottage set in the heart of the village with 2 reception rooms, a large open plan kitchen/breakfast room, 3 bedrooms with one en suite, a bathroom, patio garden and parking for 2 cars.

To Let unfurnished, except for some white goods, for 12 months possibly longer.

Deposit £1,725

taylerandfletcher.co.uk

LOCATION

Little Rissington is a traditional North Cotswold hillside village with views to the South West over the Windrush Valley approximately 2 miles from Bourton-on-the-Water where there are a variety of shopping, social and sporting activities, as well as excellent Primary and Secondary schools. Little Rissington is served by a bus route and is within easy reach by road of the wider local centres of Stow, Chipping Norton and Burford, while the region's major commercial centres of Cheltenham, Cirencester and Oxford are all within easy travelling distance. Kingham main line station (Paddington 90 minutes) is some 6 miles distant.

DIRECTIONS

From Bourton-on-the-Water take the Rissington Road out of the village and up to Little Rissington. Upon entering Little Rissington, Holly Cottage can be found on the right hand side just on the first right hand bend, with the vehicular access just after.

What 3 Words Location: brisk.balance.unimpeded

HOLLY COTTAGE

Holly Cottage comprises a Grade II Listed Cottage constructed of Cotswold stone elevations with a substantial 1960s extension of reconstituted stone elevations to the rear. The accommodation comprises a blend of the traditional and more modern contemporary with some lovely period features including some fine stone mullion windows and open fireplaces. During the current ownership, the property has been extensively modernised and refurbished and provides two reception rooms, a cloakroom and a large open plan kitchen and breakfast room to the rear of the cottage with a principal bedroom with en suite shower, 2 further double bedrooms (one vaulted) and a family bathroom on the first floor. Externally there is a large private paved courtyard with beds and borders surrounding, with steps leading to a gravelled parking area with space for two cars. The parking area is accessed off the village lane.

GROUND FLOOR

Hall

Stairs leading to the first floor.

Cloakroom

WC and wash hand basin with mirror over. Underfloor Heating, Radiator.

Kitchen/ Breakfast Room

With a stone tiled floor, underfloor heating throughout and French doors leading out to the paved terrace. Casement windows to side and rear elevations. Bespoke fitted kitchen with solid timber worktops and upstands, Belfast sink with mixer tap, Britannia Range with double oven, gas hob, brushed stainless steel splashback and extractor hood over. A comprehensive range of cupboards and drawers, with built in washer/dryer, Bosch dishwasher and three quarter height

unit with built-in fridge/freezer. Comprehensive range of eye level cupboards with worktop lighting, Door to under stairs storage cupboard. Recessed ceiling spotlighting.



Sitting Room

Large Inglenook fireplace, mullion windows and window seat. Door to patio area. Store area. Radiator. TV and BT points.

With deep open fireplace with stone surround and solid timber bressumer over, mullion windows, window seat to front elevation. Recessed ceiling spotlighting. Door to walk-in cupboard. Separate part glazed door and casement windows to rear terrace.

Dining Room/ Office

With mullion window to front elevation, open fireplace with timber bressumer over and stone hearth fitted with a wood burning stove. TV point.

From the hall, stairs rise to the:



FIRST FLOOR

Bedroom 1

Having radiator and T.V point, Door to:

En Suite Shower Room

Built-in shower with glazed door, heated towel rail, low level WC and wash hand basin with mirror over. Underfloor Heating. Opaque glazed casement window to side elevation.

Bedroom 2

With impressive vaulted ceiling with exposed purlins, curved recess and fixed casement to the side elevation, casement window to rear elevation. Bespoke spotlighting.
From the landing, door to:

Bedroom 3

With mullion window to front elevation and painted timber purlin. Door to cupboard with hanging rail and shelving.

Family Bathroom

With suite comprising panelled bath with chrome mixer tap with shower over with chrome fittings and glazed shower screen. Low level WC and corner wash hand basin with mirror over, shaver point and heated towel rail, underfloor heating.



OUTSIDE

Holly Cottage may be approached either via a pedestrian gate leading to the paved terrace and garden or alternatively via a shared gravelled drive with private parking for 2 cars and steps leading down to the terrace. The principal courtyard area is paved, with borders and mature hedging surrounding. Attached to the side of the cottage is a substantial garden store/boiler room.



RESTRICTIONS

No Smokers. Children and one Pet by arrangement.



SERVICES

Mains electricity, gas and water are connected. Telephone subject to British Telecom 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.

RENT

£1495 pcm exclusive of all utilities.

COUNCIL TAX

Band E. Council Tax payable to Cotswold District Council for 2024-25: £2,598.80

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX
Tel: 01285 623000

SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1,725 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.

HOLDING DEPOSIT

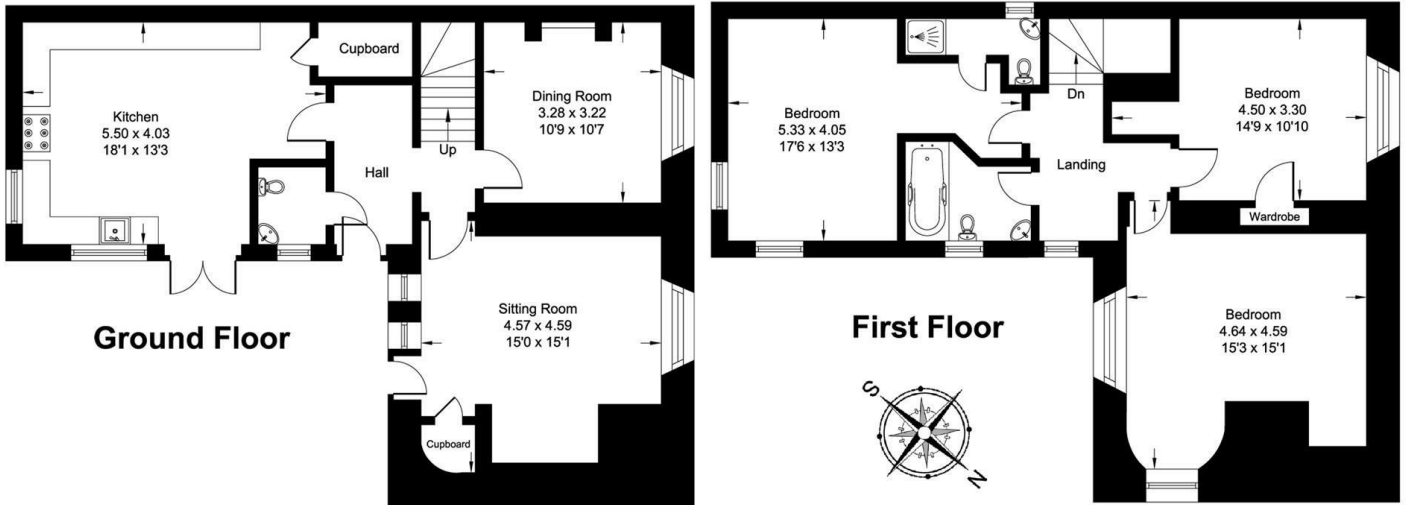
A holding deposit of one week's rent £345 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent 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).

AGENT'S NOTE

Tayler & Fletcher will not be managing this property.

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

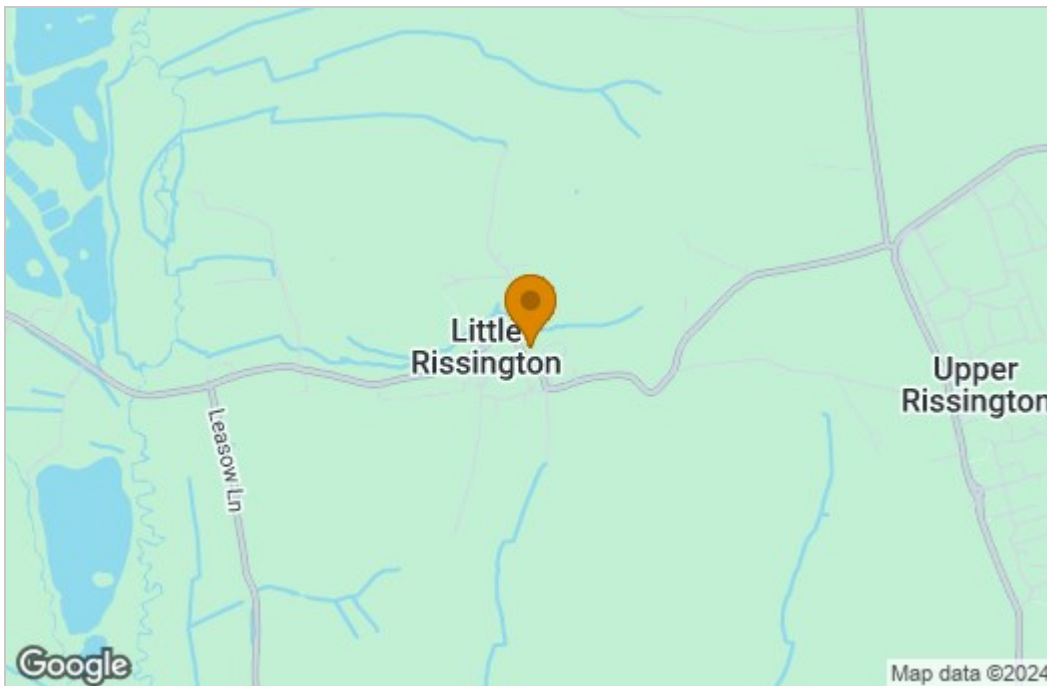
Floor Plan



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.

Approximate Gross Internal Area
 Total = 129 sq m / 1389 sq ft

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.