

established 200 years

Tayler & Fletcher



Rose Cottage, 4 The Hill, Westwell, Burford OX18 4JT

£2,500 PCM

Available now. Idyllic quintessential Cotswold village location.

Furnished, part furnished or unfurnished.

Comfortable spacious 4 bedroom accommodation.

Off Road Parking.

Sitting Room with Log Burner.

Pets Allowed.

Ultra Fast Fibre Broadband.

Deposit £2,880

taylerandfletcher.co.uk

LOCATION

Rose Cottage, 4 The Hill is nestled in the heart of the quintessential Cotswold village of Westwell on the Oxfordshire and Gloucestershire borders. Nearby historic town of Burford offers a selection of independent shops and facilities, pubs, and restaurants, and close to the now well-known Jeremy Clarkson's local 'The Farmers Dog Inn'. Oxford is 21 miles to the east, and Cheltenham 23 miles to the west.

DESCRIPTION

LET AGREED

This spacious cottage available now either fully furnished, part furnished or unfurnished. Four double bedrooms, one bathroom, a dining area with fully equipped large kitchen with a range of white goods and oven, a roomy sitting room with log burner, conservatory room, cloakroom and a sun terrace with garden views. Separate single garage - please ask agent.



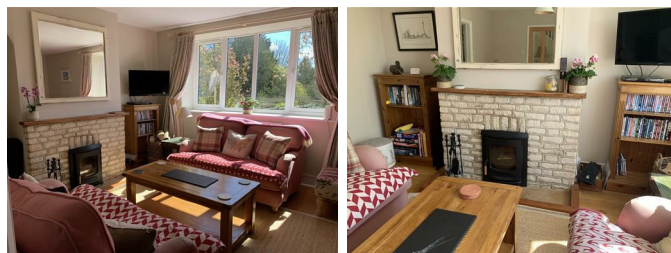
ENTRANCE HALL

Half glazed front door opens into entrance with oak wood flooring with stairs leading up to the first floor and under stairs cupboard. Radiator.



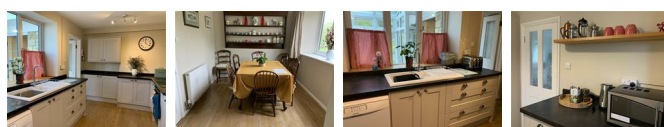
SITTING ROOM

Recessed fireplace with log burner and stone hearth, timber flooring, glazed window to the front elevation.



KITCHEN / DINNING ROOM

Dining room with fully equipped bespoke kitchen, with dishwasher, oven, hob, extractor fan and fridge freezer. Extensive range of storage cupboards and worktops with a separate larder.

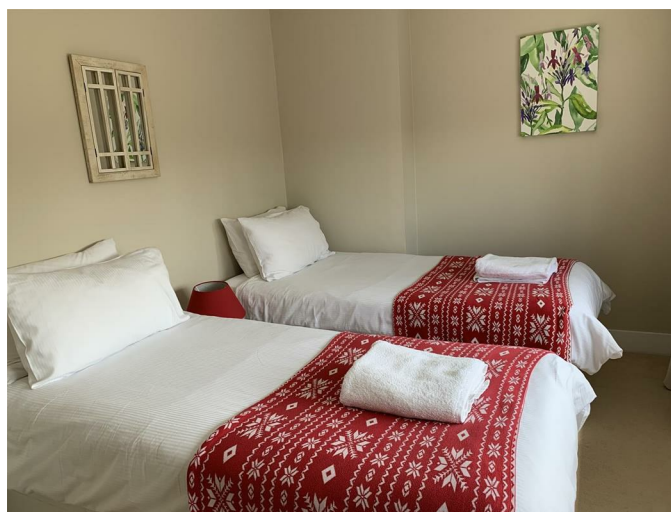


CONSERVATORY

To the rear of the property the conservatory has a washer drier. Back door to the garden and side entrance to parking. A separate downstairs cloakroom is located between the conservatory and kitchen/diner.

BEDROOM 1

Large double bedroom, with garden views. Radiator.



BEDROOM 2

Spacious double bedroom with views and built in wardrobe. Radiator



BEDROOM 3

Double Bedroom. Radiator.



BEDROOM 4

Double bedroom. Radiator

FAMILY BATHROOM

Bath with shower with drench head, low level WC, wash basin and large heated towel rail. Airing cupboard.



OUTSIDE

Front garden with borders and lawn and path to front gate. Rear garden with borders and lawn. Garden Shed. Gardener provided for borders. Off road parking for two cars.



SERVICES

Mains electricity and water connected. Oil-fired central heating. Fibre Fast Broadband available. Septic Tank drainage.

LOCAL AUTHORITY/COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire OX28 1PB (Tel: 01993 861000) www.westoxon.gov.uk

Council Tax band C. Rate payable for 2024/2025 : £1968.20

SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £2880.00 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 £576.00 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).

RESTRICTIONS

No Smokers

No multiple occupancy sharers

Pets by negotiation

AGENTS NOTES

Taylor & Fletcher will not be managing this property.

Any 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.

Viewings by appointment only 01993 220579

DIRECTIONS

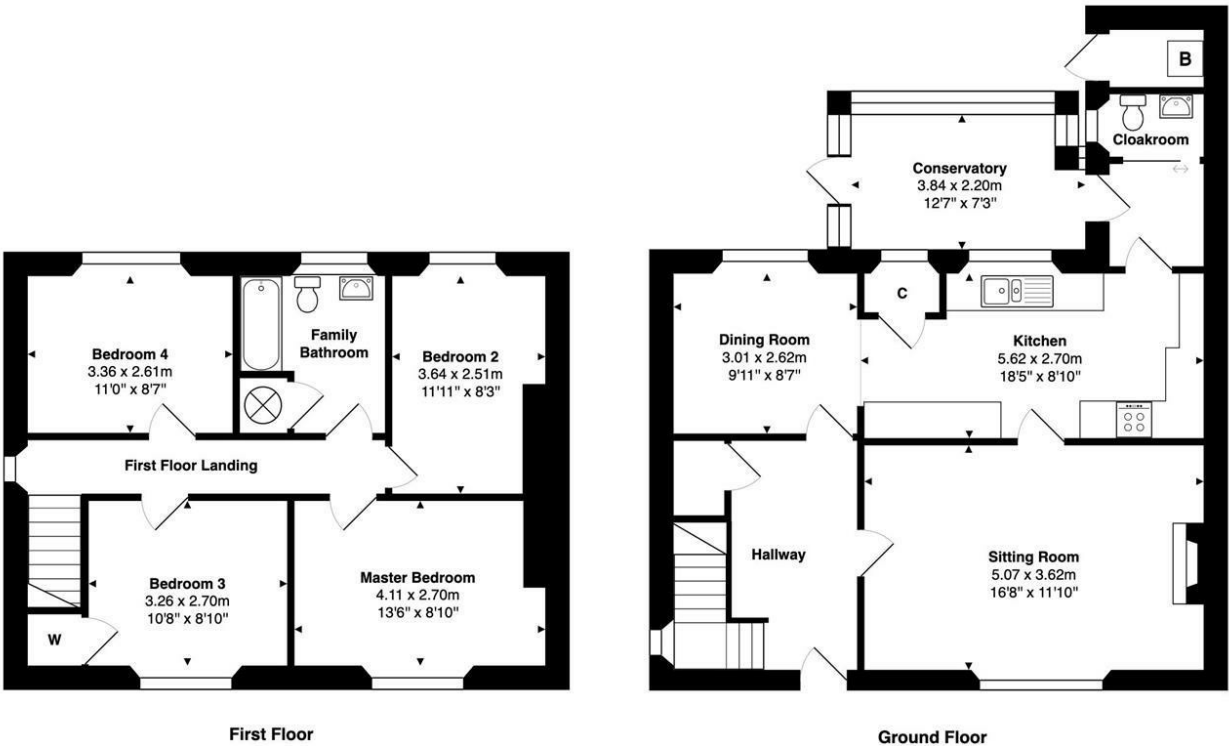
From Burford office of Tayler & Fletcher, go south up the High Street to Burford roundabout, take last exit signposted A40 towards Cheltenham. Drive past the school on your left hand side, take the next left turning signposted Westwell - Single Track Road. After two miles, you will come upon a T junction , turn right, Rose Cottage is located on the right hand side.

What3Words ///vanilla.mistaken.height

GARAGE

Separate rear single garage - Ask Agent

Floor Plan



Approximate Gross Internal Area
127.0 m² ... 1367 ft²

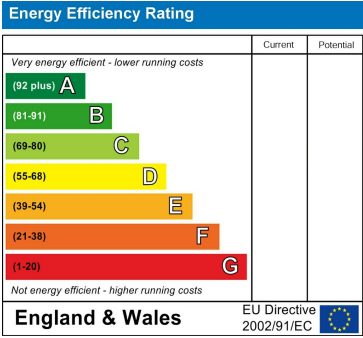
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk



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 firms employment has the authority to make or give any representation or warranty in respect of the property.