

established 200 years

Tayler & Fletcher



Woodhouse,
Guiting Power, Cheltenham, GL54 5UZ
Rental - Offers in the region of £12,000 pcmx



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On Instructions of The Guiting Manor Amenity Trust To Let For 12 Months or longer

A STUNNING PERIOD GRADE II LISTED COTSWOLD RESIDENCE IN A RURAL PARKLAND SETTING WITH SPACIOUS BUT MANAGEABLE ACCOMMODATION, GARDENS AND OUTBUILDINGS

LOCATION

Guiting Power is an attractive Cotswold village situated 6 miles from Stow-on-the-Wold and 12 miles from Cheltenham. The village has the benefit of two Inns, Post Office/Tea Rooms, Village Shop, Nursery School and Parish Church. There is a Golf Course at Naunton Downs (2 miles) and Kingham main line station (Paddington 90 minutes) is 11 miles.

DIRECTIONS

Woodhouse is situated about 1 mile to the west of the village. Take the Winchcombe road out of the village and after half a mile, at the crossroads turn right and the drive to the property is within 300 yards on the left hand side. There are front and rear drives, the rear drive being shared with the neighbouring property.

THE PROPERTY

Woodhouse has in recent years been completely refurbished to a high standard and has the benefit of oil-fired central heating and fire and security alarm systems. The accommodation is arranged on three floors and includes 6 Bedrooms, 4 Bathrooms and useful cellarage. The seventh bedroom on the second floor has been converted into a staff kitchen/living room. Outside there are mature landscaped gardens, single garage and double garage, wood store with store room over accessed by tallet steps. The extent of the property is as edged red on the attached plan.

RENTAL

Offers in the region of £12,000 per calendar month

SERVICES

Mains Electricity and Water are connected. Private Drainage. Oil-fired central heating.

SECURITY DEPOSIT

A security deposit of five week's rent is payable at the commencement of the Tenancy.

HOLDING DEPOSIT

A Holding deposit of one week's rent 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(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail 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).

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX

Council Tax band H. Rate Payable for 2025/ 2026: £4377.26





EPC

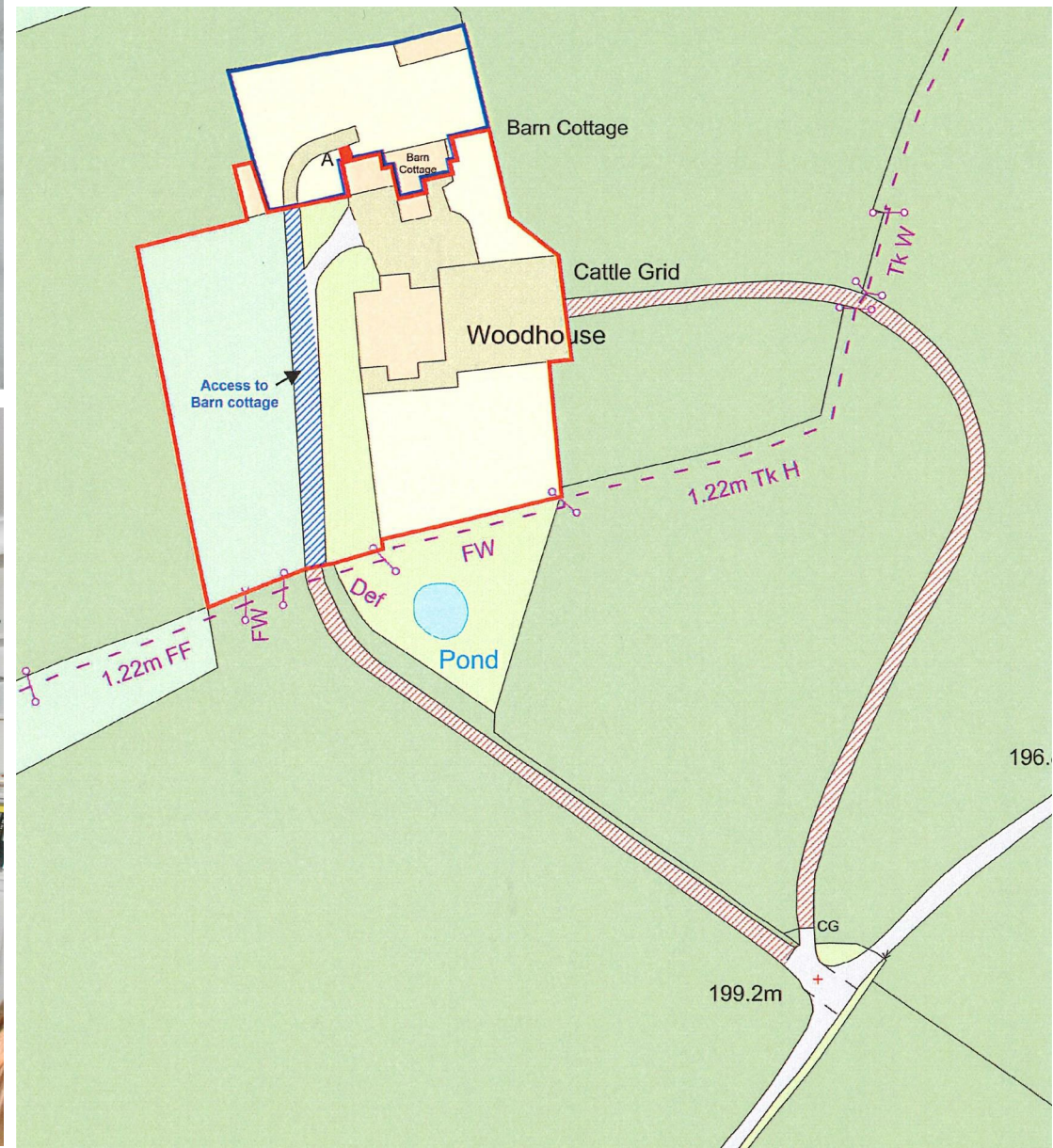
Applied for.

AGENTS' NOTE

Some of the furniture may be available by separate negotiation.

VIEWING

By confirmed appointment with 48 hours notice please through the Letting Agents. Please refer enquiries directly to Charles Arkell (charles.arkell@taylorandfletcher.co.uk).

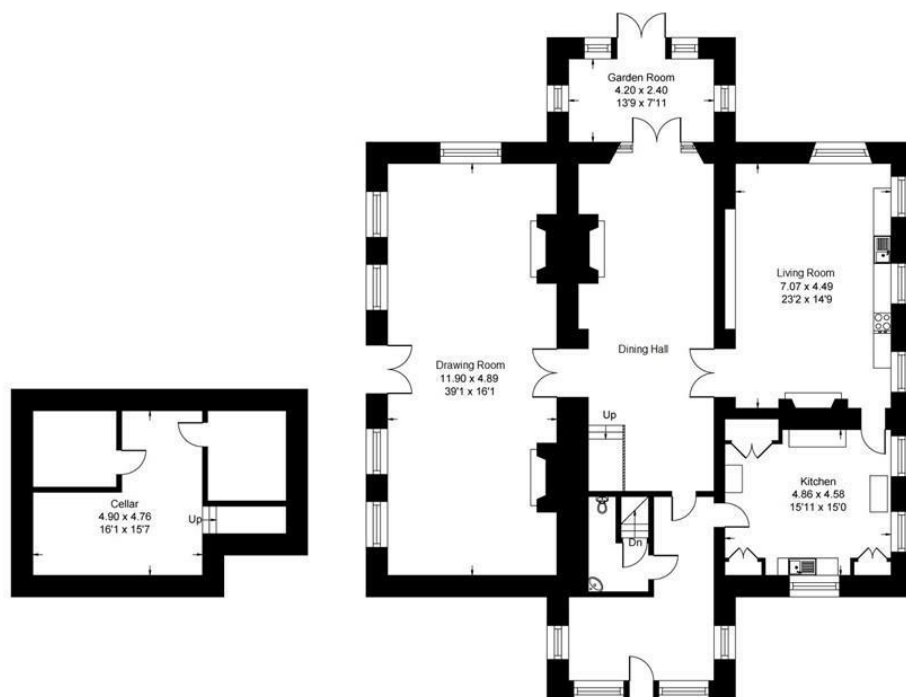


Floor Plan

Approximate Gross Internal Area = 509.13 sq m / 5480 sq ft

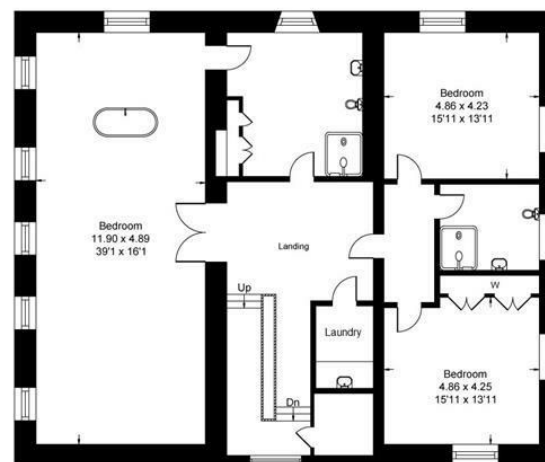
Cellar = 31.93 sq m / 344 sq ft

Total = 541.06 sq m / 5824 sq ft

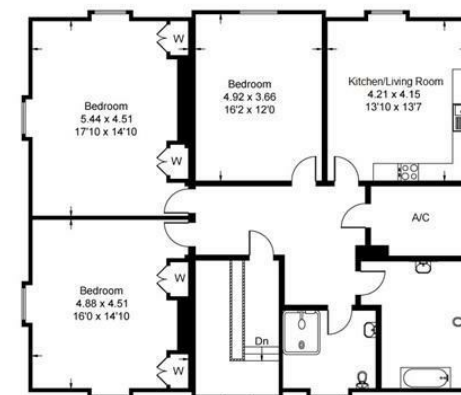


Cellar

Ground Floor



First Floor



Second Floor

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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.