

established 200 years

# Tayler & Fletcher



Lowicks, Little Barrington, Burford OX18 4TE

**£1,750 PCM**

*A period 2/3 bedroom semi-detached cottage with on-street parking, enjoying a superb aspect over the Village Green to the South in the sought after village of Little Barrington.*

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

AVAILABLE NOW

**Deposit £2,019**

[taylorandfletcher.co.uk](http://taylorandfletcher.co.uk)



## DIRECTIONS

From Bourton-on-the-Water take the Rissington road out of the village. Shortly after leaving the village, take the right hand turn signposted to Great Rissington (and The Lamb Inn). Proceed straight through Great Rissington, passing the Lamb Inn, following signs for The Barringtons. At the end of the road turn right and follow this road past Great Barrington and into the village of Little Barrington. Pass the Fox Inn and proceed in to the heart of the village, where Lowicks will be found on your right hand side just past the Village Green. There is on-street parking on the Village Green to the front of the property.

From Burford, take the A40 off the roundabout signposted to Cheltenham and after approximately two miles turn right to Little Barrington. Proceed into the village and the property will be found immediately on your left hand side just before the Village Green.

What3Words: outboard.foil.drip

## LOCATION

Little Barrington is one of the finest of the Cotswold Villages, renowned for its beautiful Cotswold stone cottages and fine central village green. The village also enjoys The Fox Public House and on the edge of the village there is a garage providing basic facilities for everyday needs and the Inn For All Seasons, a traditional Inn. The village is well known for the Barrington Estate and Barrington Park and Middle Lane provides a beautiful cycling and walking route along the Windrush Valley to the nearby centre of Burford (3 miles) which provides a more comprehensive range of facilities including some superb Cafés, Restaurants and Pubs as well as Boutiques. Little Barrington is conveniently located just off the A40 providing easy access to Cheltenham and Oxford, the regions major centres while the surrounding Cotswolds provide a comprehensive range of rural leisure pursuits.

## DESCRIPTION

Lowicks is an unusual Grade II Listed semi-detached cottage of stone, brick and block elevations under a pitched and part flat roof, set in an elevated position overlooking the Village Green with accommodation briefly comprising; A good sized sitting room, dining room, kitchen/ breakfast room, cloakroom and study/ third bedroom on the ground floor. On the first floor there are two double bedrooms and a bathroom. The property has on-street parking on the Village Green and a private garden.

## Approach

Steps and handrail with outside light to painted timber front door with glazed panels to:

## Entrance Hall

With matwell, tiled floor, pair of timber doors to below stairs cupboard and part glazed panelled painted timber door to:

## Sitting Room

With window seat and casement window to front elevation, beamed ceiling, deep recess with built-in cupboard below and fireplace fitted with a wood burning stove.

From the hall, painted timber door with glazed panels to:

## Dining Room

With continuation of the tiled floor, wide casement window overlooking The Green, fireplace fitted with a woodburning stove with recessed shelving to either side, casement window to rear elevation, painted timber door and stairs rising to the first floor and painted timber door through to the:

## Kitchen/ Breakfast Room

With continuation of the tiled floor and fitted kitchen comprising; worktop with one and a half bowl sink unit with chrome mixer tap, built-in cupboard below, washing machine and dishwasher. Tiled splashback and casement window overlooking the rear garden. Further matching units with worktop with tiled splashback with four ring Halogen hob, built-in oven/grill below and comprehensive range of below worksurface cupboards and drawers below, recess for upright fridge/freezer, a range of eye-level cupboards and extractor over hob. Breakfast bar and separate part-glazed painted timber door to the rear garden.

From the kitchen, doorway through to:



## Inner Hall

With painted timber door to:

## Cloakroom

With low-level WC, corner wash hand basin with built-in cupboards below and opening casement to rear garden.

From the inner hall, painted timber door through to:

## Study/ Bedroom 3

With casement window to rear elevation.

From the dining room, painted timber door and stairs with timber hand rail rise to the:

### First Floor Landing

With casement window overlooking the Village Green and part-exposed stone walls and access to roof space. Painted timber door to:

### Bedroom 1

With heavily beamed ceiling and casement window to front elevation.

From the landing, painted timber door to:

### Bathroom

With matching suite of pedestal wash hand basin with mirror and strip light over, panelled bath with chrome mixer tap and separate wall mounted shower. Glazed shower screen and low-level WC. Casement window to the rear of the property. Built-in airing cupboard with pressurised hot water cylinder and pine slatted shelving.

From the landing, painted timber door to:



### Bedroom 2

With wide casement window overlooking the Village Green, open fireplace with decorative cast iron inner surround and grate and painted timber mantle over.

### OUTSIDE

Lowicks is approached via a pedestrian gate and path leading to the front door with the principal garden wrapping around the cottage laid mainly to lawn and with Cotswold walls surrounding with a path continuing to the side and rear of the cottage leading to additional private garden area to the rear with attached OUTBUILDING/STORE with separate external Oil-fired central heating boiler and separate DETACHED Cotswold stone OUTBUILDING with pitched stone slate roof. The property enjoys a superb aspect out over the Village Green on the South side.

### SERVICES

Mains Electricity and Water are connected. Oil-fired central heating. Drainage via shared Septic Tank. Telephone connection is via Gigaclear. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

### LOCAL AUTHORITY

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

### COUNCIL TAX

Council Tax band E

Rate Payable for 2025/ 2026: £2,672.12

### 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, with the tenants permission, will go 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 £2019 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 NOTES

The property will not be managed by Tayler & Fletcher.

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.

### RESTRICTIONS

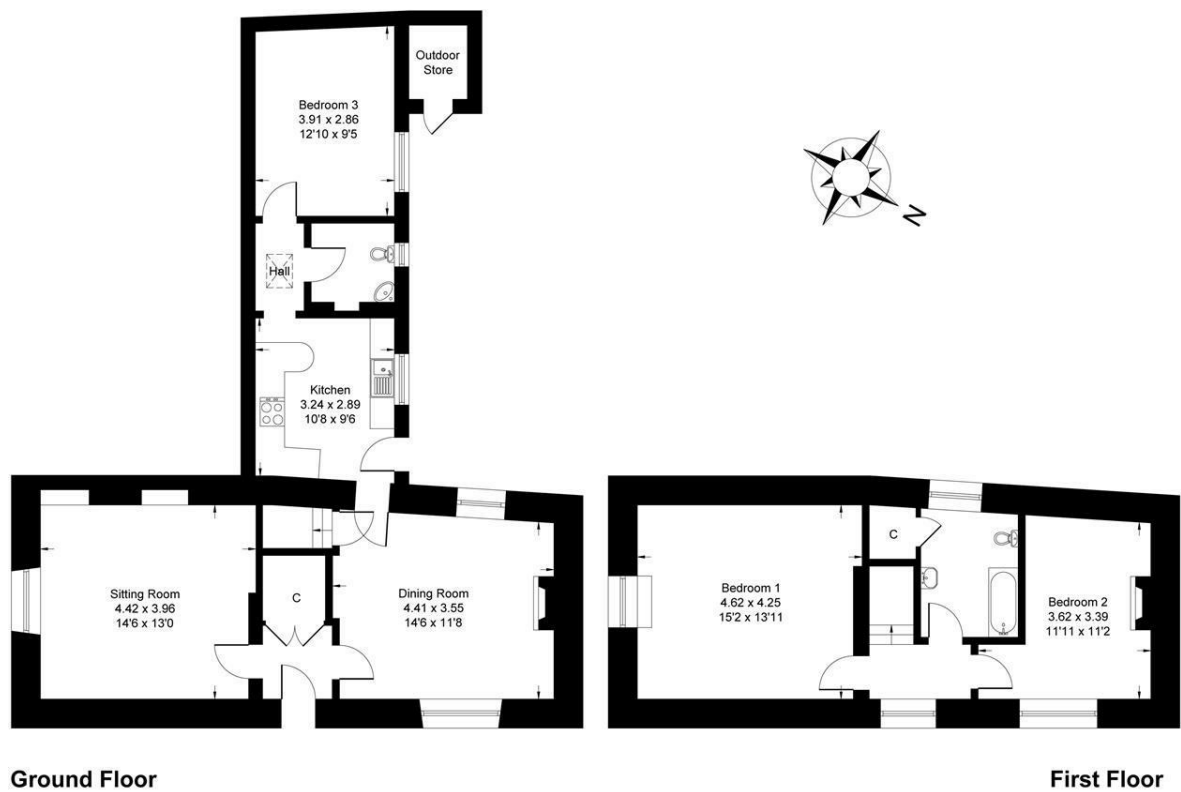
Non smokers

Pets by arrangement

Children by arrangement

Floor Plan

Approximate Gross Internal Area = 112.59 sq m / 1212 sq ft

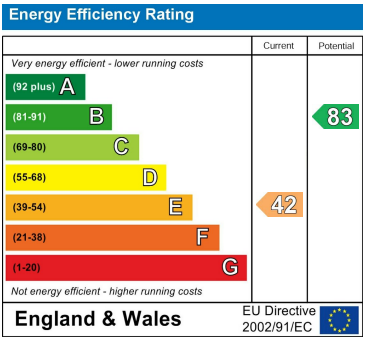


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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 firms employment has the authority to make or give any representation or warranty in respect of the property.