

established 200 years

Tayler & Fletcher



7 Minnow Lane, Little Barrington, Burford OX18 4TF

£1,250 PCM

A character two bedroom Cotswold Stone Cottage with stunning views over the Windrush Valley.

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

AVAILABLE MID DECEMBER 2025

Deposit £1,442

taylerandfletcher.co.uk

DIRECTIONS

Take the A40 towards Burford and turn off left to Little Barrington.

At the the green take the turning on the right into Middle Road. After The Reading Room on the left hand side, take the left turn into Minnow Lane. Number 7 will be found at the far end of a row of cottages on the left hand side.

LOCATION

Little Barrington is a delightful small Cotswold village renowned for its beautiful Cotswold stone cottages and fine central village green. It is conveniently situated approximately one mile to the North of the A40 London Cheltenham Road and within 3 miles of Burford. The village has a popular inn and there is a nearby Garage and Stores on the A40.

7 MINNOW LANE

A charming Cotswold stone cottage under a Cotswold stone slate roof occupying a secluded position at the end of a no through road on the edge of a popular and conveniently located village. The property has a lovely open aspect across the Windrush Valley.

Entrance

Covered entrance with outside light and glazed timber door leading to the entrance hall and door to:

ON THE GROUND FLOOR

Cloakroom/Utility

With low level WC, wall mounted wash hand basin, having ample space and plumbing for a washing machine. Oil fired central heating boiler and casement window to front elevation.

Kitchen/Dining Area

With fitted kitchen comprising worktop with stainless steel sink unit with mixer tap, four ring Halogen hob with built in oven below, range of built in cupboards. Space for refrigerator, range of eye level cupboards, extractor hood and tiled splashback and recessed ceiling spotlights. Dining area with breakfast bar. Open fireplace fitted with a wood burning stove. Casement window with window seat to front elevation and casement windows to rear elevation. Stairs rising to first floor. Door and step leading to:

Sitting Room

With wide casement window to front elevation, separate glazed oak door to rear terrace and garden, fireplace with stone surround fitted and with a wood burning stove.

ON THE FIRST FLOOR

Landing

With painted timber door to airing cupboard, housing hot water cylinder and slatted shelving.

Family Bathroom

With casement window to front elevation, panelled bath with wall mounted shower attachment, glazed shower panel, low level WC, pedestal wash basin with tiled splashback and shaver light.

Bedroom One

With casement window to front elevation.

Bedroom Two

With casement window to rear elevation overlooking the garden.

OUTSIDE

7 Minnow Lane is approached from the lane via steps leading to the cottage with a garden laid principally to lawn at the front. A path continues to the side of the cottage with a detached store/shed and a pair of outbuildings. To the rear of the cottage is a paved terrace with steps rising to the main garden laid mainly to lawn with a Cotswold stone boundary to one side.

SERVICES

Mains electricity and water supply is connected. Oil fired central heating. Septic Tank Drainage. 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.

RENT

£1,250 per calendar month excludes electricity, water, oil, septic tank, council tax and telephone charges.

RESTRICTIONS

No smokers.

Children and a Single Pet strictly by arrangement.

ENERGY PERFORMANCE CERTIFICATE

Current EPC Band E

LOCAL AUTHORITY & COUNCIL TAX

Cotswold District Council, Cirencester

Tel: 01285 623000

Council Tax Band B

Rate payable for 2025-2026: £1,700.44

HOLDING DEPOSIT

A holding deposit of one week's rent £288 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).

SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1,442 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.

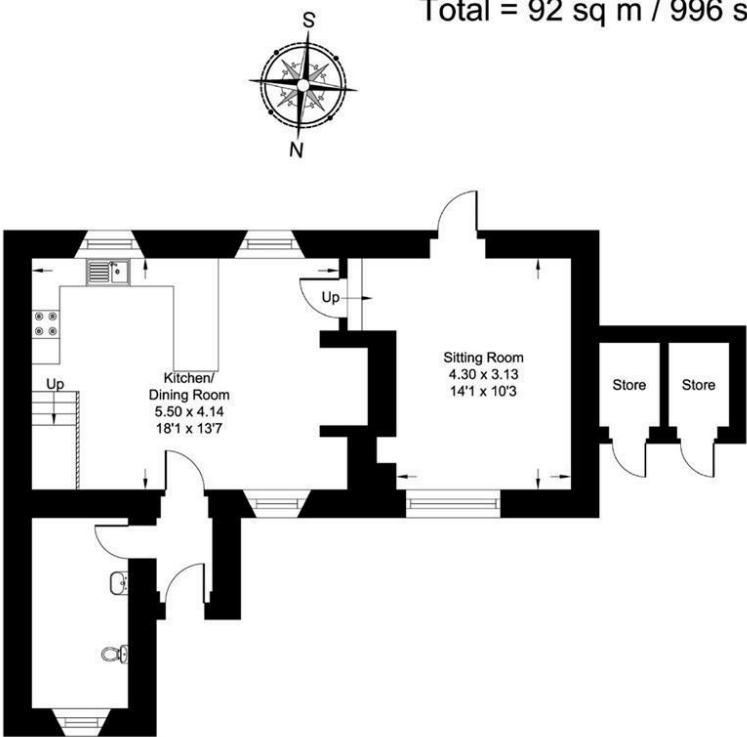
AGENT'S NOTE

The property will be managed by Tayler & Fletcher.

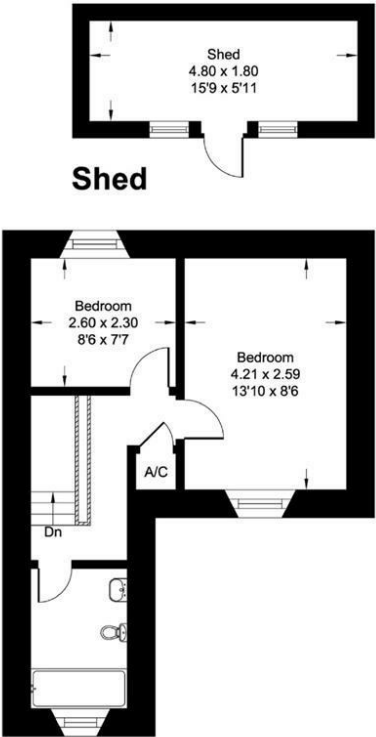
Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

Floor Plan

Approximate Gross Internal Area = 84 sq m / 903 sq ft
Shed = 9 sq m / 93 sq ft
Total = 92 sq m / 996 sq ft



Ground Floor



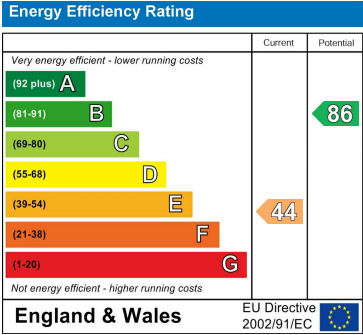
First Floor

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