

established 200 years

# Tayler & Fletcher



Annexe, Oddington Hill House, Stow on the Wold, GL54 1AL

**£995 PCM**

*A one bedroom rural Annexe suitable for a single occupant.*

*To Let unfurnished except for some kitchen white goods, for 6/12 months possibly longer.*

*The rental price includes water, electricity, heating oil. and gardening service. Council Tax etc. excluded*

*AVAILABLE NOW*

**Deposit £1,148**

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

## Directions

From Stow on the Wold take the A436 towards Chipping Norton. Just after the sign for Park Farm on the left hand side and before the sign for Stow Rugby Club on the right turn left. Follow the track/lane to the gated entrance and the property will be found on the right hand side.

## Location

Upper Oddington is an attractive and peaceful Cotswold village with a public house, village hall and church. There is a local bus service connecting with various towns and villages. There is also a daily main line train service to London Paddington via Oxford from nearby Kingham and Moreton in Marsh.

## Description

Oddington Hill House Annexe is a sympathetically converted farm building of Cotswold stone set in an idyllic rural location between Stow on the Wold and Upper Oddington. The property comprises a well presented unfurnished, one bedroom self-contained annexe with parking for one/two cars (one carport included) and a private lawned garden with shrubs and trees maintained by a gardener.

## Accommodation

All accommodation is on the ground floor

### Entrance Hall

The front door leads into the Entrance Hall with coir matting, radiator, ceiling light, smoke alarm.

### Sitting/Dining Room

Glazed door to Sitting/Dining Room with wooden laminate flooring, two radiators, two windows to the front aspect. Television point.

### Kitchen/breakfast Room

Glazed door into the Kitchen and open window effect partition. Breakfast bar, integrated fridge, washing/drying machine and Whirlpool cooker, hob and extractor hood over. Single stainless steel sink with mixer tap. Pine coloured floor and wall cabinets and one wall display cabinet. Deep window sill with winder to rear aspect. Ceiling lights.

### Bedroom

Window to front aspect, beige carpet, radiator, ceiling lights, telephone point, built-in wardrobe with shelves and hanging rail incorporating the fuse box. Loft hatch (loft not to be used).



## Ensuite Bathroom

White suite comprising bath with shower attachment, WC, pedestal wash hand basin and mirror over. Chrome heated towel rail. Tiled floor and matching part tiled walls. Ceiling lights and velux light tube.



## Outside

There is a parking space/s just beyond the gravel area in the front of the property and lawned gardens to the rear and side of the property with fields beyond.

A carport and garden use is also included in the rental.



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

Taylor & 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 Taylor & Fletcher should you wish to clarify specific items within a property.

### Services

Mains water, drainage and electricity are connected to the property. Telephone connection is subject to the British Telecom 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.

Water, electricity and heating oil included in the monthly rental price of £995.

### Local Authority & Council Tax

Cotswold District Council, Cirencester Tel: 01285 623000

Council Tax Band A

Tax payable by the tenant for 2025-26 £1,478.39

### Rent

£995 per calendar month including electric, water and heating oil.

Excluding council tax and telephone charges etc.

### Restrictions

Not suitable for children

No cats. One or two dogs may be permitted by arrangement

### Holding Deposit

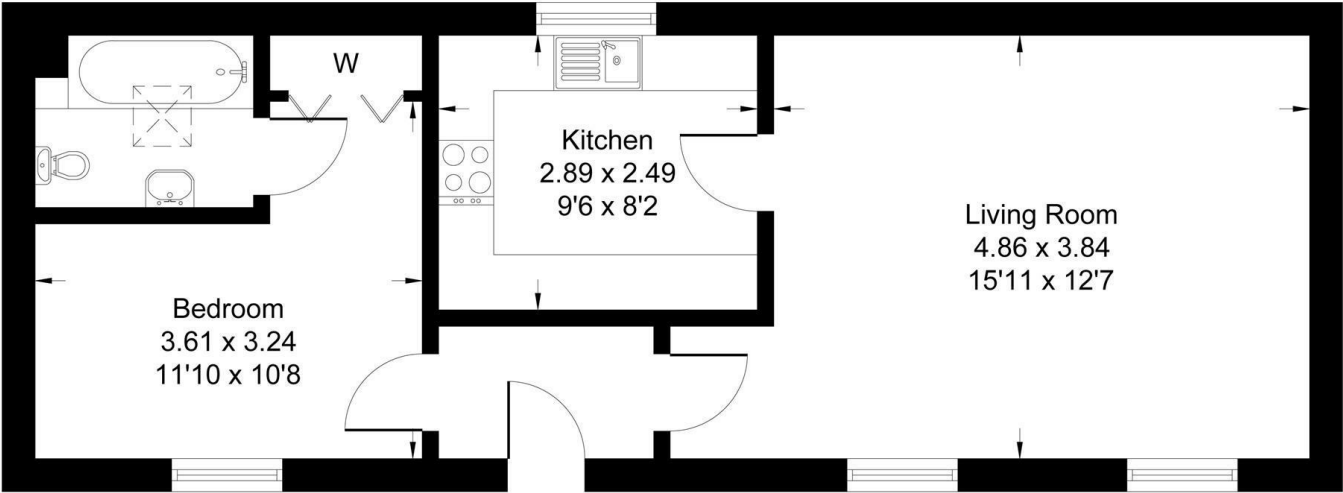
A holding deposit of one week's rent £229 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent 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 £1148 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a

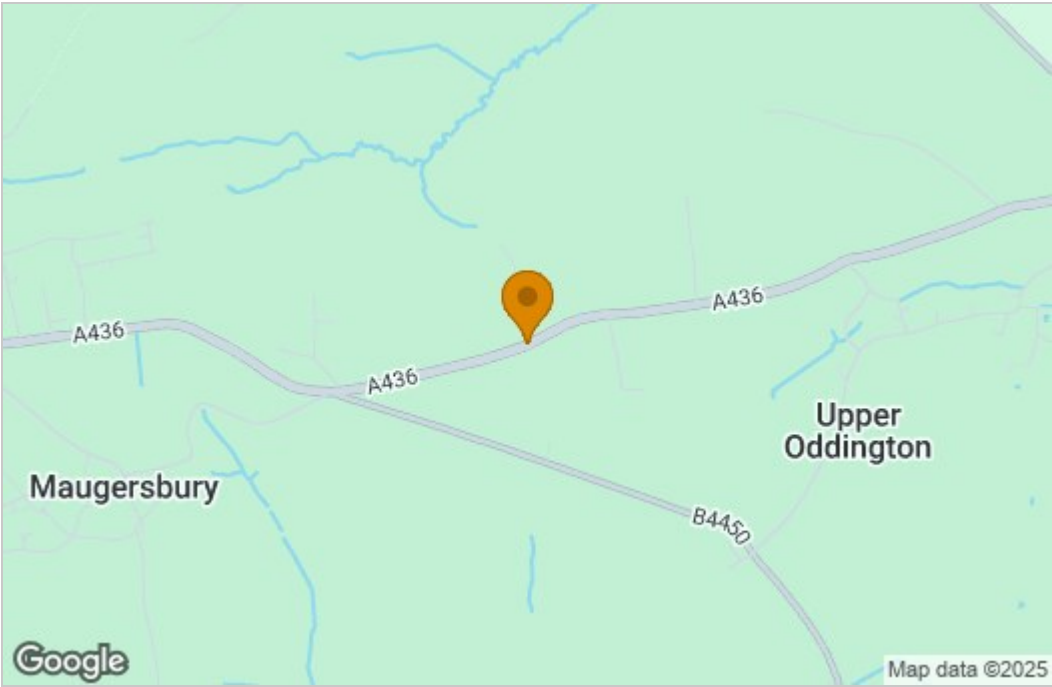
Floor Plan

Approximate Gross Internal Area = 44.39 sq m / 478 sq ft

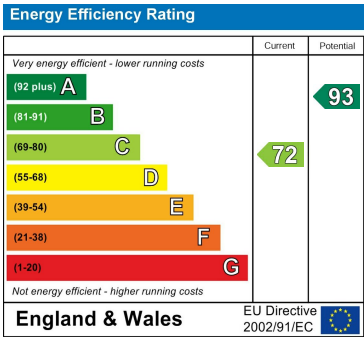


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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