



3 Ossage Farm, Cotswold Kennels, Andoversford GL54 4LQ

**£900 PCM**

*A Three Bedroom Semi Detached Family Cottage with Good Views Over Open Countryside  
To Let for 6-12 months (negotiable)*

## Location and Directions

The property is near the village of Andoversford, a delightful Cotswold village situated on the River Coln with good access for commuters being located adjacent to the A40 and just 6 miles drive from Cheltenham and the M5 and a 36 mile drive to Oxford.

The village itself has a Doctors Surgery and a local pub. There is a Primary School located within the village and it is located within the catchment area of the sought after Costwold School Secondary School. Andoversford has cricket and football teams, cub and scout groups. Shipton and Naunton Downs golf courses are located just a short drive away.

The property is situated about half a mile to the south of Andoversford with access off the Dowdeswell to Withington road. From Cheltenham turn right past the reservoir, go through Lower Dowdeswell, past the crossroads to Upper Dowdeswell. And within half a mile the drive to The Cotswold Hunt Kennels is on the left hand side just before the Andoversford to Gloucester road.

## 3 Ossage Farm

Is part of the Cotswold Hunt Complex and it should be noted that the hounds and stabling are nearby. This semi-detached Cottage enjoys good views over open countryside and has the benefit of double glazed windows a "District Heating System", and solar panels. The accommodation, which is in reasonable order, includes:

### Entrance Lobby,

With stairs out.

### Living Room, 15'3" x 10'6" (4.65 x 3.20)

With double aspect and fireplace fitted with log burner.

### Dining Room, 11'0" x 9'0" (3.35 x 2.74)

With feature fireplace (not to be used), double aspect and wide opening to:

### Kitchen, 9'11" x 8'3" (3.02 x 2.51)

With range of base and wall storage units incorporating stainless steel sink, electric cooker point, understairs shelved cupboard, walk-in shelved larder with plumbing for washing machine and fridge point.

### Shower Room,

With shower cubicle and basin.

### Rear Lobby,

With power point.

## On The First Floor

### Landing,

### Bedroom 1, 15'2" x 10'7" (4.62 x 3.23)

With airing cupboard.

### Separate W.C.,

### Bedroom 2, 8'0" x 10'2" (2.44 x 3.10)

### Bedroom 3, 11'0" x 9'0" (3.35 x 2.74)

### Outside

There are front and rear gardens which are laid to lawn. Ample communal parking.

### Services

Mains electricity; Private water (chargeable); Mains drainage; District Heating (heating is billed quarterly for usage and contribution to maintenance); Solar panels on roof.

### Council Tax Band

COUNCIL Tax Band B. Payment for the year 2025/26 - £1736.73

### EPC

Band - D64

### Rent

£900 per calendar month payable monthly in advance by standing order

### Restrictions

Pets by arrangement

### Holding Deposit

A holding deposit of one week's rent (£207 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

A security deposit of £1035 is payable at the commencement of the Tenancy. This will be held on the Tenant's behalf in a Client Monies Services account at Lloyds TSB, and will be refunded at the termination of the Tenancy, less any deductions in respect of outstanding accounts, dilapidation's etc. If any. Tayler & Fletcher are members of the insurance backed Tenancy Deposit Scheme (TDS). The Tenant can find out further information from the website which can be accessed at [www.tds.gb.com](http://www.tds.gb.com)

### Notes

Please note this property will not be managed by Tayler and Fletcher.

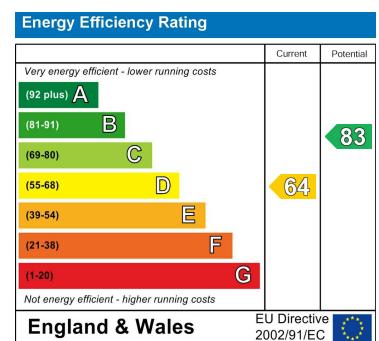
### Viewing

By confirmed appointment with the Letting Agents - Tayler & Fletcher 01451 820913

## Area Map



## Energy Efficiency Graph



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