



National
Trust

London & South East

To let

2 Grange Cottage, Eaton
Hastings, Faringdon, SN7 8BJ
£1,100 per calendar month



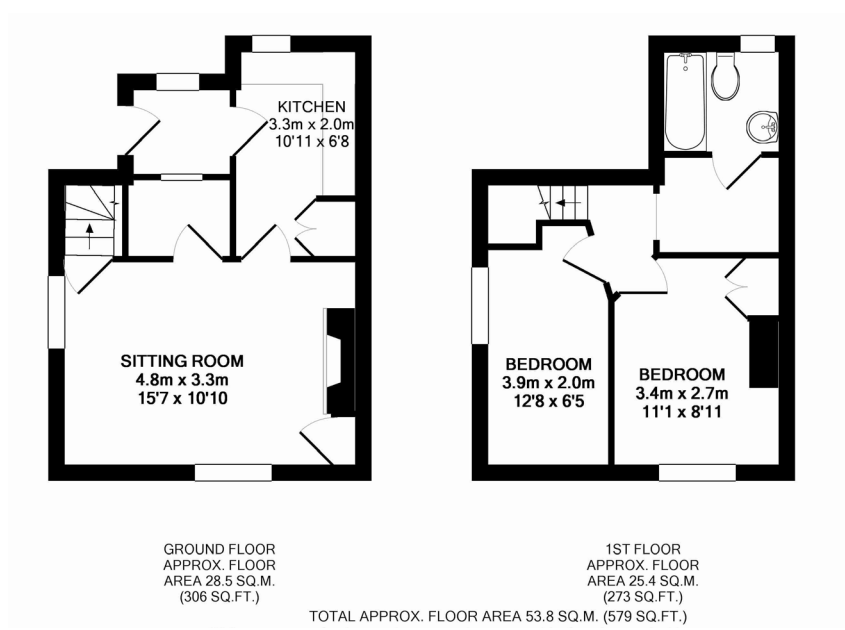
Situated in a rural location, this 2 bedroom semi-detached cottage offers views over farmland on the National Trusts' Buscot and Coleshill Estate. The property also benefits from redecoration and new flooring. Outside there are cottage gardens surrounding the property with a garage and parking space to the side. The property will be available from April 2025. The property is unfurnished. Pets will be considered and can be discussed on application.





The Location

2 Grange Cottages is located on the periphery of Eaton Hastings, which forms part of the National Trusts' Buscot and Coleshill Estate. Settled on one of the most tranquil and unspoilt stretches of the River Thames, Buscot is a haven for wildlife with the chance to glimpse kingfishers, otters and more. Dating back to the Domesday Book, Coleshill is a rural place where time appears to have stood still. Eleven let farms and 850 acres of woodland form a major part of the estates, alongside the Carpenters Canteen Cafe in Coleshill, the Radnor Arms in Coleshill and Buscot Village tearoom. The hamlet of Eaton Hastings is located between the market towns of Faringdon (2 miles) and Lechlade (4 miles). Oxford lies 20 miles to the East with mainline train access to London. Swindon is 15 miles to the South also with mainline train access to London.



Directions

From Buscot:

Drive east out of Buscot on A417 towards Faringdon. Drive all the way through Eaton Hastings, past a farm track on the left, then take the next left down the road signposted to Eaton Hastings Church. At the T-junction, turn left and follow the track over the cattle grid. Carry on round past The Grange until you see the cottages. 2 Grange Cottage is the cottage furthest from The Grange with parking just past the property and round in front of the garage nearest the house. For users of satellite navigation, please use the postcode SN7 8BJ.

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

The Property

Ground Floor

Entrance Lobby

Leads in to kitchen.

Kitchen

A range of modern kitchen base and wall units including stainless steel sink with single drainer. Electric cooker point and cooker hood. Plumbing for dishwasher and space for an undercounter fridge.

Reception Room

Double aspect windows overlooking the garden. Wood burning stove and built in storage cupboard. Access to understairs cupboard offering further storage space. Door to stairs.

First Floor

Stairs and Landing

Leading to first floor and offering access to both bedrooms. Small walkthrough room offering access to bathroom.

Bedroom 1

Double bedroom with front aspect window overlooking fields. Built in airing cupboard with shelving.

Bedroom 2

Single bedroom with side aspect window.

Bathroom

Modern bathroom suite comprising of toilet, wash hand basin and bath with electric shower over. Heated electric towel rail. Rear aspect window.

Outside

The cottage gardens are located to the front, side and rear the property offering lawned areas, shrubs, flower beds and trees. The property also benefits from two outside storage buildings, one with light, power and plumbing for a washing machine. There is a single garage located next to property, with a parking space in front of it.

Outgoings and Services

The property benefits from mains electricity, water and is on a shared septic tank, of which the Tenants are liable for up to 50% of the cost of emptying. Tenants are to provide their own white goods.

TV and Internet connection must be organised by the tenant.

The tenant is responsible for all outgoing relating to the property.

Council Tax

The tenant is to pay Council Tax. The property is in Band B for Council Tax and is payable to Vale of White Horse District Council.

Access

Please be aware that the property is accessed via a privately owned track.

Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

Score	Energy rating	Current	Potential
92+	A		121 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The Tenancy

Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 12 months, after which there could be an opportunity for the term to be extended.

Rent

The prospective tenant is asked to pay £1,100 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Deposit

The Tenant will not be required to pay a deposit or a holding deposit

Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents

Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, interior and exterior of the building, installations for the supply of services, external decoration.

The Tenant will be responsible for internal decoration and garden.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Viewings and Further Information

Viewings

Viewings strictly by appointment only.

Contact Fiona Green via Rightmove Enquiry.

GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Tenant Fees Act 2019 – National Trust Permitted Payments Schedule – 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, we do not currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank)	<p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
Council Tax	<p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
Telecoms/Broadband	<p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p>
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	<p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019