



## TO LET UNFURNISHED

A RECENTLY REFURBISHED DETACHED  
PERIOD COTTAGE STANDING IN OPEN  
COUNTRYSIDE

HOLDING DEPOSIT: £530.76  
RENT: £2300.00 pcm  
DEPOSIT: £2653.84

NO TENANT APPLICATION FEES

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility
- Shower Room
- Three Bedrooms
- Bathroom
- Attic room / studio
- Gardens, Garage and Driveway
- EPC Band C

LITTLE WOLFORD  
£2300 PCM

## BRICKYARD COTTAGE LITTLE WOLFORD WARWICKSHIRE CV36 5LZ

5 miles from Moreton in Marsh. 4 miles from Shipston-on-Stour. 8 miles from Chipping Campden. 14 miles from Stratford Upon Avon

### A RECENTLY REFURBISHED DETACHED PERIOD COTTAGE STANDING IN OPEN COUNTRYSIDE

Viewing strictly by appointment

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**Little Wolford** is situated in the undulating South Warwickshire countryside on the northern edge of the Cotswold Hills. The local towns of Shipston on Stour Moreton in Marsh and Chipping Norton provide further services, with the larger centres of Stratford upon Avon and Oxford being accessible. There are main line stations at Moreton in Marsh and Banbury.

**Brickyard Cottage** has been subject to a recent complete renovation, updating and redecoration throughout. The property now presents to an excellent standard with nearly new kitchen, bathrooms, central heating, wiring, windows, decorating and flooring. The property is set back from the A3400 along a private gated drive with gardens to all sides and views over the surrounding fields.

#### THE GROUND FLOOR

**Entrance Hall** with staircase to first floor and tiled floor. **Sitting Room** 4.18m x 4.28m (13'8"x14') double aspect to front and side with under stairs storage cupboard. **Dining Room** 4.22m x 2.35m (13'10"x7'8") with window to front and opening into walk-in triple aspect bay window. **Kitchen** 3.00m x 3.91m (9'10"x12'9") double aspect to side and rear of the property, fitted with a U-shaped wood effect worktop to three walls. Inset stainless steel 1½ bowl single drainer sink with mixer tap, range of built-in drawers and cupboards under, inset four ring electric hob with extractor hood over and single electric oven under. Integrated dishwasher, fridge and freezer, matching wall cupboards over and tiled floor. **Utility** 2.93m x 1.39m (9'7"x4'6") with outlook to the side of the property, tiled floor, fitted with a single worktop with space and plumbing under for washing machine and tumble dryer. **Lobby** with window to rear and part-glazed door to rear garden. **Shower Room** fitted with enclosed shower cubicle with glazed folding doors and electric shower, wash hand basin set to vanity unit with storage under, close coupled WC, tiled floor and extractor fan.

#### THE FIRST FLOOR

**Landing** with window to front. **Bedroom One** 4.50m x 3.22m (14'9"x10'7") double aspect to front and side of the property. **Bedroom Two** 4.22m x 2.41m (13'10"x7'11") double aspect to front and side of the property. **Bedroom Three** 3.77m x 3.01m (12'4"x9'10") maximum into door recess with outlook to the rear of the property. **Bathroom** fitted with white suite comprising; double end panelled bath with mixer tap, enclosed glazed shower cubicle, WC and wash hand basin set to vanity unit with storage under. Mirror, tiled floor, towel radiator, extractor fan and outlook to the rear.

#### OUTSIDE

The Property is approached by a private gravel driveway leading to five bar gate opening to the gravel driveway to the front and side of the property. Outside lighting and water supply. Detached **Single Garage** with up and over door. The gardens surround the property to all sides and are laid predominantly to lawn with paved sunken patio adjoining the rear of the house.

#### GENERAL INFORMATION

**Directions:** CV36 5LZ  
From Shipston on Stour proceed South along the A3400 for approx. 2 ½ miles where the driveway will be identified by our board.  
**What3 Words** ///thud.typified.mush

##### Services

Mains water (metered), drainage and electricity are connected to the property. Oil fired central heating. Ofcom Broadband availability: Superfast. Ofcom Mobile outdoor coverage likely for: 3, EE, O2 & Vodafone.

##### Council Tax

Payable to Stratford District Council. Listed in Band E

##### Energy Performance Certificate

Current: 72 Potential: 98 Band: C

##### Tenancy

The property is available to let for a period of twelve months at a rent of £2300 per calendar month exclusive of council tax, water rates, electricity, telephone, internet and oil charges.

##### Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

##### Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events. There is a public footpath across part of the driveway. Severn Trent Water have access across part of the driveway into the adjoining field.

##### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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