



TO LET UNFURNISHED

A SUBSTANTIAL DETACHED THREE
BEDROOM VILLAGE PROPERTY WITH
GARDENS OF APPROXIMATELY ¼ ACRE

HOLDING DEPOSIT: £392.30
RENT: £1700.00 pcm
DEPOSIT: £1961.53

NO TENANT APPLICATION FEES

- Reception Hall
- Sitting Room
- Dining Room
- Kitchen Breakfast Room
- Three Bedrooms
- Bathroom, Shower Room & Ensuite
- ¼ acre Gardens & Grounds
- Single Garage & Parking
- EPC Band D

STRETTON ON FOSSE
£1700 PCM

THE GABLES MAIN STREET STRETTON-ON-FOSSE GL56 9SE

2.5 miles from Shipston on Stour, 4 miles from Moreton in Marsh, 4 miles from Chipping Campden

A SUBSTANTIAL DETACHED THREE BEDROOM VILLAGE PROPERTY WITH GARDENS OF APPROX ¼ ACRE

Viewing strictly by appointment

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Stretton on Fosse is a well-situated north Cotswold village alongside the historic Fosseway Roman road, which provides access to Shipston on Stour and Stratford upon Avon to the north, and Moreton in Marsh and Stow on the Word to the south. Within the village the community enjoys a popular public house, The Plough Inn and local shops are available at nearby Shipston on Stour, Chipping Camden and Moreton in Marsh, which also provides regular rail links to London Paddington station.

The Gables occupies a substantial corner plot on the outskirts of the village and comprises a two-storey, spacious three-bedroom detached house with integral garage. The property has the benefit of UPVC double glazing and mains gas central heating.

THE GROUND FLOOR

Reception Hall 5.08m x 2.28m (16'8"x7'5") outlook to the front, door to rear garden and laminate floor. Understairs cupboard. **Storeroom** with electric light. **Shower Room** with corner shower cubicle with electric shower, close coupled WC, pedestal wash hand basin, obscured glazed window, extractor fan, tiled floor. **Sitting Room** 6.09m x 3.78m (19'11"x12'4") triple aspect including sliding patio doors opening to rear garden, ornamental stone built fireplace with flagstone hearth. **Dining Room** 3.42m x 2.97m (11'2"x9'8") laminate floor and outlook to the rear. **Kitchen Breakfast Room** 5.09m x 4.78m (16'8"x15'8") range of matching units to two walls under granite effect worktop. Inset stainless steel 1½ bowl single drainer sink with mixer tap. Inset electric hob, built-in high-level double electric oven. Integrated fridge, integrated freezer and space and plumbing for dishwasher. Matching wall cupboards over including extractor fan. Gas fired Rayburn, outlook to the side of the property tiled floor. **Utility Room** 2.58m x 2.27m (8'5"x7'5") outlook to the front with door to the side of the property. Fitted with a single worktop to one wall with inset sink, space with plumbing for washing machine and tumble dryer, extractor fan and tiled floor.

THE FIRST FLOOR

Landing with airing cupboard and outlook to the rear of the property. **Bedroom One** 5.58m x 4.05m (18'3"x13'3") double aspect, fitted with a range of bedroom furniture and eaves storage cupboards. **Ensuite Bathroom** fitted with panelled bath, close coupled WC, pedestal wash hand basin, obscured glazed window and part tiled walls. **Bedroom Two** 4.71m x 3.30m (15'5"x10'10") double aspect and built-in cupboard. **Bedroom Three** 4.25m x 2.89m (13'11"x9'5") outlook to the side of the property and built in wardrobe. **Bathroom** with panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, obscured glazed window, extractor fan and part-tiled walls.

OUTSIDE

To the front, a private driveway provides parking and leads to front door. Outside lighting. Integral **Single Garage** 5.43m x 2.48m (17'9"x8'1") up-and-over door, window to rear and personal door to garden. Pathways either side of the property continue round to a paved terrace adjoining the rear of the house, with low-level stone wall and steps leading up to garden, which is laid to lawn with mature hedges and trees. Outside water and lighting.

GENERAL INFORMATION

Directions: GL56 9SE

Upon entering the village from the A429 Fosseway, follow the road and the property will be found on the left-hand side.

What3 Words ///crunches.lights.prepares

Services

Mains water (metered), drainage, gas and electricity are connected to the property. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage Likely: 3, EE, O2 & Vodafone.

Council Tax

Payable to Stratford District Council. Listed in Band E

Energy Performance Certificate

Current: 62 Potential: 74 Band: D

Tenancy

The property is available to let for a period of six months at a rent of £1700 per calendar month exclusive of council tax, water rates, electricity, telephone, internet and gas 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, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

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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