



## TO LET UNFURNISHED

A PERIOD THREE-STOREY COTTAGE WITH SPACIOUS ACCOMMODATION, MATURE GARDENS, AND HOME OFFICE

HOLDING DEPOSIT: £357.69  
RENT: £1550.00 pcm  
DEPOSIT: £1788.46

NO TENANT APPLICATION FEES

- Entrance Porch & Hall
- Sitting Room
- Kitchen Dining Room
- Utility Room
- Guest WC
- Two Bedrooms
- Study / Dressing Room
- Bathroom & Ensuite Shower Room
- Home Office / Studio
- EPC Band E

STRETTON ON FOSSE  
£1550 PCM

## VICTORIA COTTAGE THE LANE STRETTON ON FOSSE GL56 9SE

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

### A PERIOD THREE-STOREY COTTAGE WITH GARDENS AND HOME OFFICE

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.

**Victoria Cottage** comprises a detached, period three storey home which retains much charm and character. Positioned in the heart of the village, and accessed from a quiet public footpath, the property enjoys spacious, balanced accommodation with the benefit of oil-fired central heating and an enclosed mature garden to the front. Outside in addition to a large storage shed and garden shed, there is a useful Home Office/Studio with electric light and power supply.

#### THE GROUND FLOOR

**Entrance Porch** obscured glazed window and part-glazed door. **Entrance Hall** staircase to first floor. **Guest WC** close coupled WC, pedestal wash hand basin, window to side and extractor fan. **Sitting Room** 4.94m x 3.52m (16'2"x11'6") double aspect to front and side, exposed beams and stone fireplace with log burning stove. **Kitchen Dining Room** 4.94m x 3.05m (16'2"x10') window and roof lights to rear elevation, solid wood kitchen units under granite worktops with double Belfast sink and mixer tap, integrated dishwasher, single electric oven with inset hob over and extractor hood, inset fridge, range of cupboards and drawers, matching wall cupboards over, under stairs storage cupboard and tiled floor. **Rear Hall** with door to rear courtyard. **Utility Room** 2.13m x 1.83m (6'11"x6') space and plumbing for washing machine, space for tumble dryer, oil fired boiler, window to rear and tiled floor.

#### THE FIRST FLOOR

**Landing** windows to rear. **Bedroom One** 3.82m x 3.61m (12'6"x11'10") maximum. Outlook to front and built-in

cupboard with hot water cylinder. Connecting door to **Bathroom** panelled bath with shower attachment and glazed folding screen, close coupled WC, pedestal wash hand basin, outlook to front and extractor fan. Connecting door to **Study/Dressing Room** 3.09m x 1.94 m (10'1"x6'4") window to rear and wardrobe.

#### THE SECOND FLOOR

**Bedroom Two** 5.52m x 3.49m (18'1"x11'5") maximum into eaves storage space. Windows to front and wardrobe. **Ensuite Shower Room** glazed shower cubicle with sliding doors, low-level WC, wash hand basin, tiled floor, extractor fan, Velux window.

#### OUTSIDE

To the front of the property an enclosed landscaped garden has paved pathway to the front door with pedestrian gate from the pathway. Two timber-built sheds, mature shrubs, trees and plants, outside lighting and water supply. To the rear of the property an enclosed courtyard is laid to paving with pedestrian gate to pathway. outside lighting and power supply. **Home Office/Studio** 3.55m x 2.74m (11'7"x8'1") fitted electric light and power supply, glazed double doors and window to front.

#### GENERAL INFORMATION

##### Directions:

GL56 9SE

Upon entering the village from the A429 Fosseway, follow the road into the village. Upon reaching the junction with the parking area, take the footpath beside St. Peters Cottage where the property will be found on the left-hand side.

What3Words

///long.handfuls.ruled

##### Services

Mains water, drainage and electricity are connected to the property. Oil fired central heating. 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: 44 Potential: 69 Band: E

##### Tenancy

The property is available to let for a minimum period of six months at a rent of £1550 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 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, significant events.

NB Landlord is overseas.

#### 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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