



TO LET UNFURNISHED

A TWO BEDROOM COTTAGE
PRESENTED TO AN EXCEPTIONALLY
HIGH STANDARD

RENT: £1100.00 pcm
DEPOSIT: £1269.23
HOLDING DEPOSIT: £253.84

NO TENANT APPLICATION FEES

- Entrance Porch
- Living Room
- Kitchen/Breakfast Room
- Shower Room
- Two Bedrooms
- Enclosed Courtyard Garden
- Off-Street Parking
- EPC Rating: E

GAYDON
£1100 PCM

LYNTON COTTAGE KINETON ROAD GAYDON CV35 0EP

3 miles from Kineton, 0.5 mile from J12 M40, 12 miles from Stratford upon Avon, 10 miles from Banbury, Warwick and Leamington Spa

CHARMING TWO BEDROOM COTTAGE IN A VILLAGE LOCATION

Viewing strictly by appointment
Tel: 01926 640 498
lettings@colebrookseccombes.co.uk

Gaydon is a small village just off the B4100 Banbury to Warwick Road, situated in the South Warwickshire countryside. There is a pub in the village together with a petrol station and community convenience store. Primary, secondary schools and other amenities are available in Kineton.

Lynton Cottage provides excellent living accommodation with a well-equipped kitchen, modern shower room and landscaped garden. The cottage also benefits from double glazed windows and an efficient Gabarron electric combi-boiler for central heating and hot water to the property.

THE GROUND FLOOR

Entrance Porch

Coir mat flooring and coat hooks. Internal door to:

Living Room 14' 11" x 17' 9" (4.55m x 5.41m)

Inset decorative fireplace, underfloor heating, ceramic wood effect tiled, limed-oak flooring, large cupboard with storage. TV and telephone points. Opening on to:

Kitchen/Breakfast Room 13' 9" x 9' 10" (4.19m x 3m)

Range of fitted base and wall units with worktop, inset sink, drainer and mixer tap. Freestanding white goods: Hotpoint electric double oven with four ring ceramic hob, Beko fridge/freezer, Beko washing machine and John Lewis dishwasher. French doors lead to the back garden.

THE FIRST FLOOR

Bedroom One 9' 10" x 11' 6" (3m x 3.51m)

Front aspect with radiator, TV and telephone points.

Bedroom Two 10' 7" x 6' 10" (3.23m x 2.08m)

Rear aspect. Radiator.

Shower Room

Fully tiled shower cubicle with glass door, Mira Sport power shower, heated towel rail, vanity basin with cupboard below and close-coupled WC. Downlights, Velux rooflight and ceramic tiled floor.

OUTSIDE

To the rear of the property there is an enclosed low-maintenance courtyard garden with patio. To the front there is gravelled hard standing with parking for a small car and bin storage area.



GENERAL INFORMATION

Directions

From J12 of the M40, drive south-west towards Gaydon B4451. At traffic lights turn left. Take second exit at the mini roundabout into Gaydon village. Lynton Cottage can be found on the left, after the turning indicating the village shop and pub.

What3Words:

///runs.shaves.pizzeria

Services

Mains water, electricity, and drainage are connected to the property. The central heating system and hot water is provided by an electric fired boiler. There is thermostatically controlled underfloor heating to the ground floor.

Council Tax

Payable to Stratford District Council.

Listed in Band B

Energy Performance Certificate

Current: 46 Potential: 65 Band: E

Tenancy

The property is available to let for an initial period of 12 months at a rent of £1100 per calendar month, exclusive of outgoings: council tax, water rates, telephone/broadband and electricity.

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, 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.

SM/CS1961/25.09.2025