

1 Bradborough Farm Bungalow

Southrop, Gloucestershire

TO LET

A semi-detached bungalow located on the edge of the popular village of Southrop, with views over the countryside

Accommodation

Rear Porch • Kitchen/Breakfast/Living Room • Utility Room • 2 Bedrooms • Bathroom
Lawned Gardens • Garage • Parking for 2 cars

Description

1 Bradborough Farm Bungalow is a deceptively well-proportioned semi-detached property offering comfortable and convenient single-storey living. The gardens to the front, side and rear are mainly laid to lawn with mature trees, Driveway parking and a single garage.

Having a rural outlook and in a desirable village setting, this property would make an ideal home for those seeking a peaceful lifestyle whilst enjoying the village living.

Situation & Amenities

Lechlade 3 miles • Fairford 4 miles • Cirencester 12.5 miles • Swindon 15 miles
(all distances approximate)

The pretty village of Southrop lies on the Gloucestershire/Oxfordshire borders, in a Conservation Area, midway between Cirencester and Burford.

Pubs & Spa
The Swan, Southrop and Thyme (fine hotel and spa) - walking distance • The Bell at Langford – 3.8 miles
The Victoria Inn, Eastleach – 1.2 miles

Shops
Southrop is conveniently situated for the local market towns of Lechlade and Fairford, which offer many services including shops, library, post office, supermarket, chemist, surgery and public houses. The larger centres of Cirencester and Swindon are about 10 and 12 miles distance respectively and these provide a wider range of shopping amenities together with recreational facilities.

Recreational
Golf at Burford. Theatres at Oxford, Swindon and Cheltenham. Water sports on the River Thames at the Cotswold Water Park.

Train Station
Shipton-under-Wychwood – 12.7 miles • Kingham 15.8 miles • Swindon – 16 miles • Charlbury – 16.4 miles (all approx.)





Fixtures and Fittings

Available to let unfurnished. Electric oven and hob with extractor over. Undercounter fridge, slimline dishwasher. Utility Room: Washing machine, tumble dryer and chest freezer. Open fire in the kitchen/sitting room.

(Please note items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).



Services

Mains water | Main electricity | Mains drainage | Oil Fired Central Heating

Gigaclear & BT broadband available, subject to packages and transfer regulations. Accessibility can be checked online via; checker.ofcom.org.uk

Council Tax: Band B. Cotswold District Council - Tel 01285 623000

Outgoings The tenant(s) will be responsible for all outgoings during the tenancy, to include Council Tax and 5 weeks rent as security deposit.

Viewings Strictly by appointment - Tel: 01993 822325.

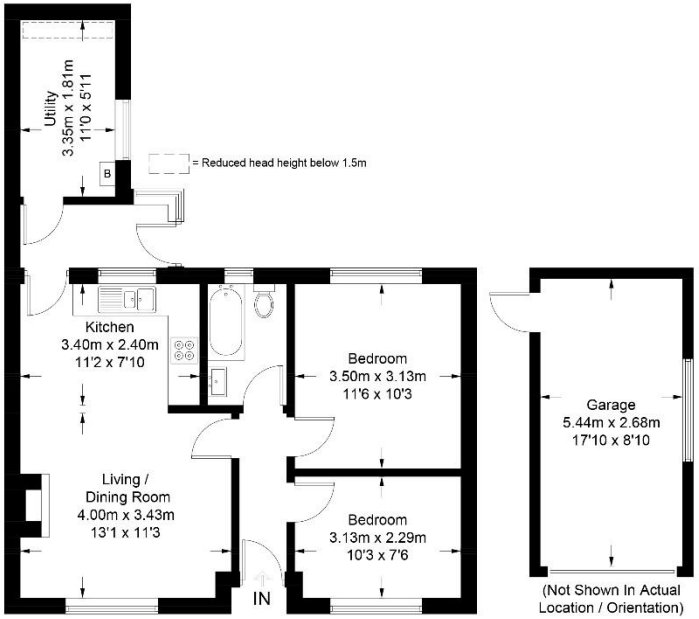
Directions: (GL7 3PH) From Burford roundabout take the A361 signed posted Lechlade. Continue on this road for appox. 5.5 miles and turn right signposted to Southrop. Continue for approx. 2 miles into the village of Southrop and turn left signed to Lechlade (3 miles). Proceed on this road for approx. 400 yards and immediately before leaving the village, turn right signed Bradborough Farm. The bungalow is then the first property on the right hand side. **What3Words:** ///cling.others.shrugging



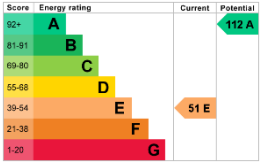




1 Bradborough Farm Bungalow, Southrop, Lechlade, GL7 3PH







Approximate Gross Internal Area = 59.6 sq m / 641 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 74.3 sq m / 799 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1345382)

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The Property Ombudsman