



THE COTSWOLD LETTING AGENCY

BETTER BY FAR



Directions

Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			69
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Floor Area = 133.3 sq m / 1435 sq ft (Excluding Carports)



1 Spelsbury Down Farm Cottages Dean, Dean, OX7 3LD

£2,600

- Long term let
- Rural Location
- Private parking
- Unfurnished
- 3 bedrooms
- Wood burning stove

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95201

1 Spelsbury Down Farm Cottages , Dean OX7 3LD

Dean is a picturesque village in the heart of the Cotswolds, renowned for its scenic countryside, traditional honey-colored stone cottages, and tranquil atmosphere. It offers a peaceful rural lifestyle while remaining within easy reach of nearby market towns, making it ideal for those seeking a blend of charm and convenience.

The village and surrounding area are perfect for outdoor enthusiasts. Walking and cycling routes, including parts of the Cotswold Way, provide stunning views of rolling hills and lush farmland. Nearby towns such as Stow-on-the-Wold and Chipping Campden offer historic architecture, boutique shops, farmers' markets, and a range of cultural events, adding variety to village life.

Dean is well-suited for families, with local primary schools serving the village and a selection of secondary and independent schools in surrounding towns like Moreton-in-Marsh and Stow-on-the-Wold.

Transport links are good for a rural location. Moreton-in-Marsh railway station offers direct services to Oxford and London, while the A429 and other local roads provide easy access to Cheltenham, Stratford-upon-Avon, and other key Cotswold destinations.



Council Tax Band:



Spelsbury Cottage is a beautifully refurbished detached Cotswold stone cottage, set in the charming village of Dean. This delightful property seamlessly blends traditional character with modern comforts, offering versatile accommodation arranged over two floors, ideal for family life or a tranquil rural retreat.

Upon entering, you are welcomed into a hallway leading to the principal reception rooms, including a dining room featuring an open fireplace, ideal for cosy meals and entertaining. The sitting room boasts a traditional woodburner, creating a warm and inviting space for relaxation and enjoying the character of the property.

At the back of the house sits a well-equipped kitchen, fitted with a cooker and fridge/freezer, providing a practical and inviting space for everyday living. Adjacent to the kitchen, a utility room houses a washing machine and dryer, offering added convenience. On the ground floor, there is also a modern shower room, perfectly suited for family or guest use.

Upstairs, there are two double bedrooms and one single bedroom, all thoughtfully arranged to provide comfortable accommodation. The first-floor bathroom completes the top floor.

Externally, Spelsbury Cottage benefits from gardens to both the front and rear, providing private and peaceful outdoor spaces. A recently constructed open-fronted barn offers parking for up to four vehicles, while additional private parking is available to the property. The property is set in a rural location, enjoying a tranquil setting with oil central heating throughout.