

Shibley Newbrook Farm, Uley,
GL11 5AL

£1,470 PCM



Semi-detached three bed barn conversion situated in idyllic countryside position. Property comprises of entrance hall, open plan kitchen/lounge/diner with oven, gas hob, fridge and washing machine, three bedrooms including master with external access, bathroom with shower over bath. Further benefits include enclosed garden and patio backing onto open fields, parking for several vehicles and gas central heating. Rent includes water and sewerage. Council Tax Band B. Energy Rating C.

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Situation

The property is situated in the village of Uley on the lower slopes of the Cotswold escarpment and is in an area designated as one of outstanding natural beauty. Village facilities include a Post Office/Community village store, primary school, village pub, doctor's surgery, the Prema Arts Centre and café, playing field and access to the Cotswold way. A wider range of shopping facilities and amenities can be found in the nearby market town of Dursley which is a 5 minute drive, while Stroud also has an extensive range of shopping facilities along with independent and grammar schools. Uley is well located for commuting throughout the South West, including to Bristol, Cheltenham and Gloucester via the M5/M4 motorway network. Mainline railway stations can be found at Stroud, Stonehouse and Kemble providing a direct link to London.

Accommodation

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

Entrance Hall

Tiled flooring, entrance door.

Kitchen/Lounge/Diner 3.98m x 6.14m (extending to 7.04m) (13'0" x 20'1" (extending to 23'1"))

Range of wall and base units, timber work surfaces, single oven, gas hob, washing machine, fridge, dishwasher, tiled flooring, exposed beams, skylight, windows and double doors to front.

Bedroom One 3.57m x 3.85m (extending to 3.97m) (11'8" x 12'7" (extending to 13'0"))

Carpeted flooring, windows and door leading to rear garden.

Bedroom Two 4.18m x 3.88m (extending to 4.06m) (13'8" x 12'8" (extending to 13'3"))

Carpeted flooring, windows and double doors to front garden.

Bedroom Three 3.45m x 2.77m (11'3" x 9'1")

Carpeted flooring, doors and window to front garden.

Bathroom

White suite with wc, wash basin, shower over bath and skylight.

Externally

Allocated parking, rear garden laid to lawn, shared bin store, further garden area to front.

Agents Note

Available Date: 20th December 2025

Minimum Tenancy Length: 12 Months

Deposit: £1695.00

Council Tax Band: B

Energy Rating: C

Minimum Annual Income Requirement: £44,100

Unfurnished

Utilities: Mains Gas, Electric, Water and Sewerage are connected

Standard Meters

Broadband: ADSL (Asymmetric Digital Subscriber Line)

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

Lettings Signature

I/We confirm that the contents of the above particulars are correct.

Signed:

Date:

Signed:

Date:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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