



2 Old Cottages
Nr. Aldsworth, Gloucestershire

TO LET

A period cottage in a fantastic rural location with far reaching countryside views

Accommodation

Sitting Room • Kitchen • Bathroom
2 Double Bedrooms • 1 Single Bedroom/Study
Lawned Gardens • Parking • 2 Stone Stores

Description

2 Old Cottages is a period mid-terraced cottage in a semi-rural location on the outskirts of the Cotswold village of Aldsworth. The property benefits from accommodation laid out over 2 floors with garden to the rear, looking over open farmland.

Situation & Amenities

Bibury 3 miles • Northleach 4 miles • Burford 6 miles • Cirencester 10 miles • Cheltenham 18 miles (all distances approximate)

The nearby village of Aldsworth is a pretty, unspoilt Cotswold village in an Area of Outstanding Natural Beauty, having an excellent village pub and St. Bartholomew's Church.

Shopping: There is a village shop located in nearby Coln St. Aldwyns (approx. 4 miles) which supplies essential shopping, Post Office and Café. Further extensive shopping, supermarkets and recreational facilities are available in the nearby towns of Cirencester and Witney (approx. 14 miles) and Fairford (7 miles).

Local Public House: The nearby village pub, the Sherborn Arms is a family owned traditional English village pub and bar, offering a wide range of dishes and take-aways.

Doctor Surgeries: Northleach, Burford and Fairford.

Sport & Leisure Facilities: The Cotswolds are renowned for country pursuits and there are many enjoyable cycling and walking routes in the area together with an extensive network of bridleways having excellent riding.

Aldsworth Village Hall hosts a number of events throughout the year including a regular Pilates class.

Golf courses are located at Burford and Cirencester. Racing at Cheltenham and Stratford-upon-Avon. Theatres at Cheltenham and Oxford. A variety of water sports are available at the Cotswold Water Park near South Cerney.

Transport Links: The road and rail communications are excellent with mainline railway stations at Kemble (14 miles) and Swindon (20 miles) providing frequent and regular commuter services to London (Paddington). The A40 (4 miles) provides good access to Oxford and the M40 to London and Birmingham.





Fixtures and Fittings

Available to let **Unfurnished**. Integrated electric oven and separate hob having extractor over. Space for dishwasher and freestanding fridge freezer. Plumbing for washing machine is situated in the stone store.

(Please note items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing). Photographs used were taken for a previous marketing campaign.

Services

 Mains water  Mains electricity  Septic tank drainage  Oil fired central heating

 Telephone and Broadband availability subject to individual packages and BT transfer regulations. Accessibility can be checked online via; checker.ofcom.org.uk.

Outgoings: The tenant(s) will be responsible for all outgoing and running costs during the tenancy to include Council Tax but excluding septic tank emptying and water - which are included in the rent. The tenant(s) will also be responsible for the payment of 5 weeks rent as a security deposit. Council Tax Band D. Cotswold District Council - Telephone: 01285 623000

Viewings: Strictly by appointment - Telephone 01993 822325.

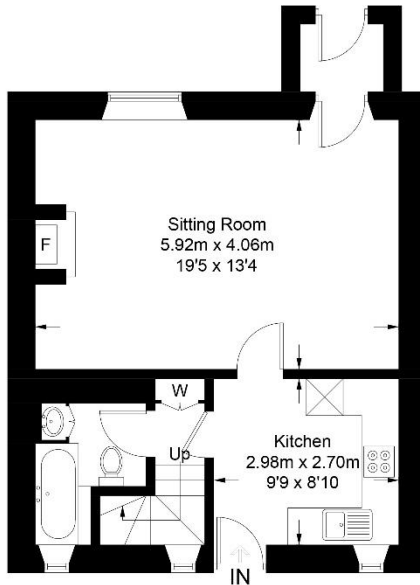
Directions GL54 3PS

From Burford, travel on the A40 towards Cheltenham and turn left onto the B4425 to Bibury. After approximately 6 miles turn left immediately after the Sherborne Arms public house, sign-posted Ladbarrow only. The property can then be found after approximately 1 mile on the right-hand side (the second set of cottages on the lane with No 2 being the second cottage from the right).

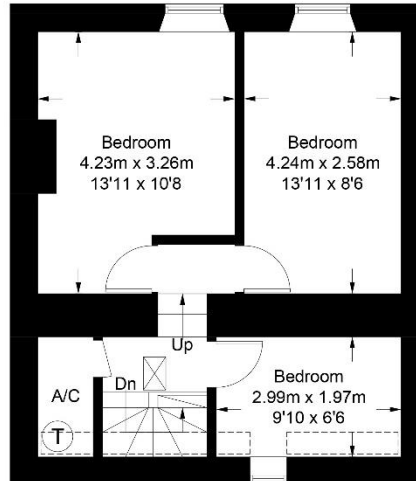
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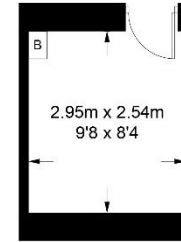
2 Old Ladbarrow Cottages, Aldsworth, GL54 3PS



Ground Floor
43.2 sq m / 465 sq ft



First Floor
40.7 sq m / 438 sq ft



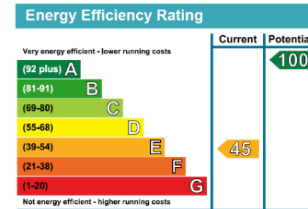
(Not Shown In Actual
Location / Orientation)

Outbuildings

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft
Outbuildings = 7.8 sq m / 84 sq ft
Total = 91.7 sq m / 987 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID852010)



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