

Flat 1, Manor House, Eastleach, Gloucestershire



TO LET

A well-presented ground floor apartment within a Victorian Country Manor House, situated in the unspoilt Cotswold village of Eastleach

Accommodation

Drawing Room • Kitchen • Double Bedroom • Study/Bedroom 2 • Shower Room
Communal Gardens • Parking for 2 cars

Situation & Amenities

Lechlade 5 miles • Burford 7 miles • Cirencester 13 miles • Swindon 16 miles
(all distances approximate)

Eastleach is one of the most sought-after villages within the Cotswolds, with the river Leach running through the valley at the bottom of the village. Eastleach is known as the "daffodil village" in honour of the flowers that grow in profusion throughout the village during spring. It is a thriving village, with many local events taking place throughout the year, a village hall and 2 beautiful churches. The Victoria Inn Public House sits in the heart of the village and is a popular 16th Century inn, once tied to the Cirencester Brewery.

Most daily requirements can be found in Lechlade which has a good range of shops, banks, post office and surgery. More extensive facilities are available in Burford and Fairford both offering excellent shopping as well as doctors, libraries, banks, chemists, dental practices and sports/leisure centre.

The larger centres of Cirencester, Swindon and Oxford are within easy driving distance, which provide an extensive range of shopping and recreational facilities. For commuters there is a mainline train station at Swindon with a regular service to London Paddington. More local sporting facilities are excellent in the area with golf at Burford, Cirencester and Highworth; Racing at Cheltenham, Bath and Newbury; Polo at Cirencester Park. Theatres and cultural activities in Cheltenham, Oxford and Swindon. Water sports at Cotswold Water Park.









Fixtures and Fittings

Available to let unfurnished. Integral electric oven and hob, dishwasher and fridge. Space for fridge freezer, washing machine and tumble dryer.

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

Services

 Mains Water  Mains Electricity  Mains Drainage  Electric Heating
 Telephone and Broadband availability are subject to individual packages and BT transfer regulations.

EPC – Exempt

Outgoings

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

Cotswold District Council – Tel: 01285 623000. Council Tax Band D

Viewings Strictly by appointment – Tel: 01993 822325

Postcode GL7 3NQ

Directions

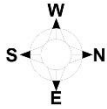
From the A40 at Burford take the A361 towards Lechlade. After approximately 2 miles turn right signed Cotswold Wildlife Park and Holwell. Continue on this road for approximately 3 miles, straight across the crossroads towards Eastleach Martin. In the village, bear right over the bridge, and up the hill and continue as if you are leaving the village. The entrance to the Manor House will then be found on the left hand side just before leaving the village.

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Burford Office

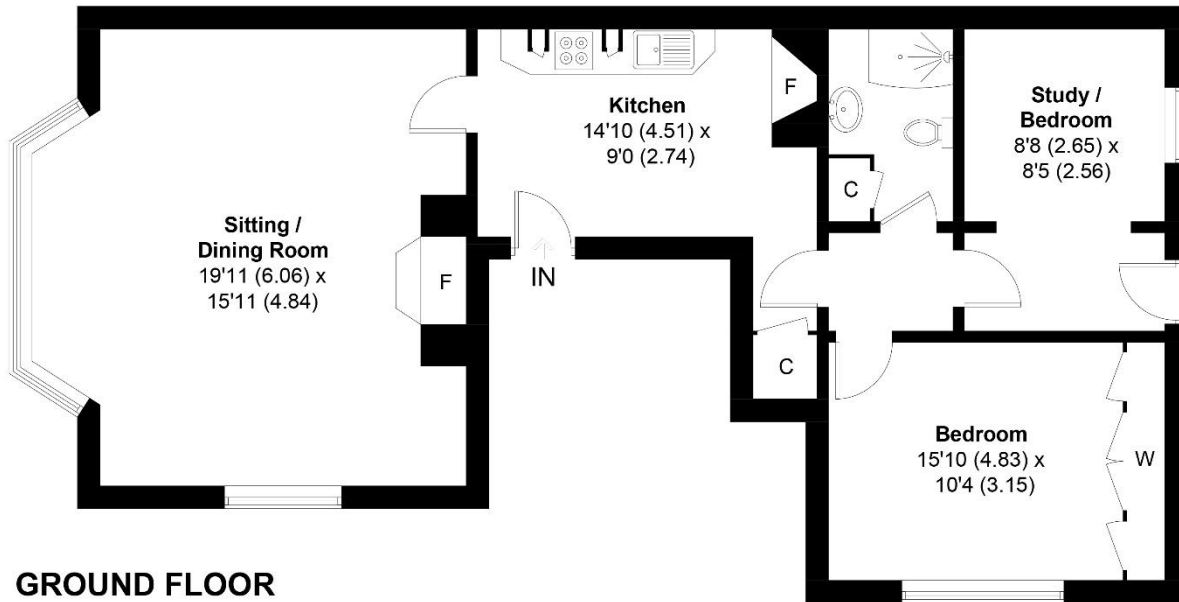
2 Lower High Street, Burford,
Oxfordshire, OX18 4RR
T 01993 822 325
E vanessa@butlersherborn.co.uk
E karen@butlersherborn.co.uk

Butler 
Sherborn



Flat 1, Manor House, Eastleach, GL7 3NQ

Approximate Area = 80.4 sq m / 865 sq ft
For identification only - Not to Scale



GROUND FLOOR

Disclaimer
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