

3 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

3 Old Cottages is a period mid-terraced cottage in a semi-rural location on the outskirts of the Cotswold village of Aldsworth. The property is 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).

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.

Postcode GL54 3PS

Directions

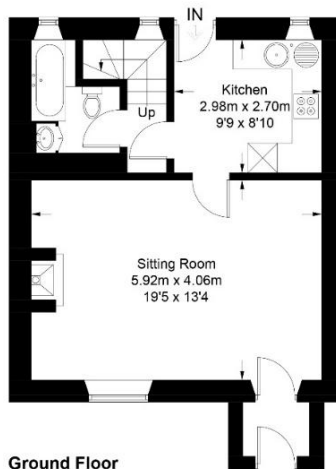
From Burford, travel on the A40 towards Cheltenham and turn left onto the B4425 to Bibury. After approximately 6 miles turn left immediately after the Sherborne Arms public house, sign-posted Ladbarrow only. The property can then be found after approximately 1 mile on the right-hand side (the third set of cottages on the lane with No 3 being the third cottage from the right).

What3Words: ///rugby.motorist.standing

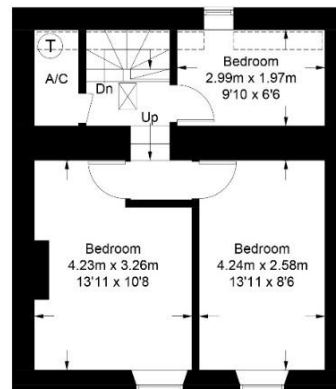




3 Old Ladbarrow Cottages, Aldsworth, GL54 3PS



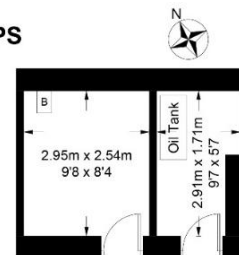
Ground Floor
43.2 sq m / 465 sq ft



First Floor
40.7 sq m / 438 sq ft

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft
Outbuildings = 13.5 sq m / 145 sq ft
Total = 97.4 sq m / 1048 sq ft

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



(Not Shown In Actual Location / Orientation)

Outbuildings

□ = Reduced headroom below 1.5m / 5'0"

Burford Office

2 Lower High Street, Burford,
Oxfordshire, OX18 4RR
T 01993 822 325

E vanessa@butlersherborn.co.uk
E karen@butlersherborn.co.uk
www.butlersherborn.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	76 C
39-54	E		
21-38	F		
1-20	G		

Disclaimer

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn LLP, nor the landlord, accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before traveling to view this property.