

The Cottage, Aldsworth, Gloucestershire



TO LET

A period cottage on the edge of a popular Cotswold village

Accommodation

Open Plan Sitting Room to Kitchen/Breakfast Room
2 Bedrooms • Bathroom
Private Courtyard Garden

Description

The Cottage is a pretty period property attached to a Grade II Listed house, with its own private courtyard garden area.

The property is well presented throughout and benefits from an open plan ground floor with under floor heating and a wood burning stove.

Situation & Amenities

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

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

Everyday shopping facilities and doctor's surgery available in nearby Northleach, with more extensive shopping and recreational facilities available in Cirencester, Oxford, Cheltenham and Swindon.

The Cotswolds are renowned for country pursuits and the area provides delightful walking and riding. Golf courses at Burford and Cirencester; racing at Cheltenham and Stratford-upon-Avon. Theatres at Cheltenham and Oxford.

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**. Available to let **Unfurnished**. Integrated fridge, electric oven, gas hob and extractor over. A washer dryer is situated in the utility cupboard on the first floor landing. *(Please note any items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).*

Note: Photos were taken from a previous marketing campaign

Services



Mains Water



Mains Electricity



Septic Tank Drainage



LPG Heating & Electric underfloor heating in the Sitting Room and Bathroom



Gigaclear broadband available, subject to packages and 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 5 weeks rent as security deposit.

The rent includes water, drainage, gardener and Council Tax.

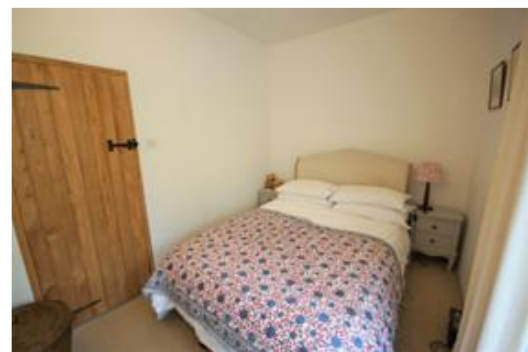
Cotswold District Council – Tel: 01285 623000. Council Tax Band D

EPC - Exempt

Viewings Strictly by appointment - Tel: 01993 822325

Directions GL54 3QZ

From Burford, on the A40 towards Cheltenham, turn left onto the B4425 to Bibury. After approx. 6 miles turn right, into the village of Aldsworth. Take the second turning on the left and proceed through the village where The Cottage will then be found on the left hand side on leaving the village. **What3Words:** ///fails.chills.crunching





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