

# Rectory Farmhouse Idbury, Oxfordshire





# TO LET

**A substantial Grade II Listed country house situated in an idyllic and highly regarded Cotswold Village**

## Accommodation

Entrance Hall • Kitchen/Breakfast Room • Utility Room • Sitting Room • Dining Room • Cloakroom

First Floor: 3 Bedrooms • 2 Bathrooms

Second Floor: 2/3 further Bedrooms • 2 Bathrooms

Extensive Gardens • 2 outbuildings • Gravel parking for several cars

Single garage • Car port

## Description

Rectory Farmhouse is a Grade II Listed Farmhouse, which offers adaptable accommodation over three floors, with many of the original period features throughout, including exposed beams and stone open fires in the sitting and dining rooms. The property has recently been redecorated and recarpeted throughout.

The fantastic family kitchen is a great entertaining space with views and a door opening out to the garden. The main sitting room and dining room each have fireplaces with beams and window seats.

On the first floor there are 3 double bedrooms and 2 bathrooms. Two separate staircases lead to further bedroom accommodation and a bathroom on the second floor.

In addition to the main house accommodation, there are separate buildings which could be utilised as office/storage areas. Gravel parking for several cars, a single garage and car port.

The pretty gardens extend to the side and rear of the house which are mainly laid to lawn with mature trees and herbaceous borders, backing on to a paddocks and rolling countryside beyond.



## Situation & Amenities

Stow-on-the-Wold 4 miles • Burford 6 miles • Cheltenham 23 miles • Oxford 26 miles (all distances approximate)



### Schools

There are several outstanding public and state Schools in the area, including Sherborn, Great Barrington, Burford Primary, Burford School, Kingham High School, Kitebrook in Moreton-in-Marsh and The Cotswold School in Bourton-on-the-Water.



### Shops, Restaurants & Recreational

The village is located between the market towns of Burford and Stow-on-the-Wold, both providing a range of independent shopping facilities. More extensive shops are found in Cheltenham and Oxford.



### Transport

The mainline station at Kingham serves Oxford to London Paddington and the Midlands. The Fosse Way and the A40 provide excellent car access to the M40, M4 and the M5.



### Sport & Leisure Facilities

Golf at Burford, Naunton Downs and Cheltenham. Racing at Cheltenham, Stratford and Warwick. The surrounding countryside is superb for walkers, with a wide network of footpaths & bridleways








## Fixtures and Fittings

Available to let **Unfurnished**. Oil fired 2 oven Aga, oven & dishwasher. Space for Fridge Freezer. Utility Room: Space for washing machine. There are also open fires in the Sitting Room & Dining Room.

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

## Services

 Mains Water  Mains Electricity  Mains Drainage  Oil Central Heating

 Telephone and Broadband availability subject to individual packages and BT transfer regulations. Mobile phone reception is limited however both phone and broadband accessibility can be checked online via; [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

## 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 G

**Viewings** Strictly by appointment - Tel: 01993 822325

## Directions OX18 6RU

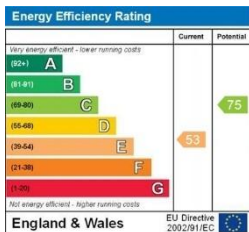
From Burford take the A361 to Stow-on-the-Wold. After approx. 4 ½ miles, turn right signed to Idbury. Continue into the village, proceeding round a sharp right and then left hand bend. The property can then be found on the right hand side, opposite the churchyard.

## What3Words

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Approximate Floor Area = 355.9 sq m / 3831 sq ft  
 Garage = 19.7 sq m / 212 sq ft  
 Outbuildings = 29.2 sq m / 314 sq ft (Excluding Carport / Bin Store)  
 Total = 404.8 sq m / 4357 sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96517



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