



TO LET UNFURNISHED

DETACHED FOUR-BEDROOM RURAL
PROPERTY ON A WORKING FARM
SURROUNDED BY OPEN FIELDS

RENT: £2,300.00 pcm
DEPOSIT: £2,563.84
HOLDING DEPOSIT: £530.76

NO TENANT APPLICATION FEES

- Entrance Porch
- Reception Hall
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Shower Room
- Guest WC
- Four Bedrooms
- Bathroom
- Garden
- Private Driveway
- EPC Rating: Band E

GAYDON
£2,300 PCM

GAYDON HILL FARM
GAYDON
WARWICKSHIRE
CV35 0HQ

1 mile Gaydon village centre. 3.5 miles from Kineton
9 miles from Banbury, Warwick & Leamington Spa

**DETACHED FOUR-BEDROOM RURAL
PROPERTY ON A WORKING FARM
SURROUNDED BY OPEN FIELDS**

Viewing strictly by appointment
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Gaydon is a small village just off the B4100 Banbury to Warwick Road, situated in the South Warwickshire countryside. There is a pub in the village together with a petrol station and community convenience store. Primary, secondary schools and other amenities are available in Kineton.

Gaydon Hill Farm is located approximately 1 mile from Gaydon on a working farm surrounded by arable fields. Accessed by a private driveway shared with the farm and neighbouring cottage, the property comprises a substantial two storey house which has been updated with replacement kitchen, bathroom, decoration and flooring.

THE GROUND FLOOR

Entrance Porch tiled floor. Glazed Double doors continue to **Reception Hall** 3.69m x 3.69m (12'1"x12'1") two cupboards. **Sitting Room** 7.29m x 4.54m (23'11"x14'10") double aspect including sliding patio doors to garden and stone fireplace. **Dining Room** 6.17m x 3.61m (20'3"x11'10") double aspect, brick fireplace (not in use), bookshelves and cupboards. **Study** 3.70m x 2.43m (12'1"x7'11") outlook to side. **Kitchen** **Breakfast Room** 4.89m x 5.13m (16'x16'9") max. outlook to front, tiled floor, fitted with a range of matching kitchen units to three walls. Stainless steel single bowl single drainer sink with mixer tap, integrated dishwasher, fridge and freezer. Inset electric hob with extractor hood over and built-in high-level double electric oven. Oil-fired boiler and decorative AGA. **Pantry** with shelving and electric light. **Utility Room** 5.22m x 2.40m (17'1"x7'10") windows to side, part-glazed door to Study, door to garden. Space and plumbing for washing machine, built-in cupboards. **Guest WC** close coupled WC, wash basin and obscured glazed window. **Shower Room** enclosed corner shower cubicle with glazed doors, close coupled WC, wash basin, obscured glazed window and towel radiator.

THE FIRST FLOOR

Landing window, airing cupboard and wardrobe cupboard. **Bedroom One** 5.18m x 3.64m (17'x11'11") wardrobes, outlook to the rear and access to eaves storage. **Bedroom Two** 3.50m x 2.43m (11'6"x7'11") window to side. **Bedroom Three** 3.22m x 2.42m (10'6"x7'11") **Bedroom Four** 3.68m x 2.62m (12'1"x8'7") wardrobes and outlook to the side. **Bathroom** panelled bath with glazed shower screen and shower over, close coupled WC, wash basin, obscured glazed window and towel radiator.

OUTSIDE

To the front of the property, a private driveway provides parking for several vehicles with outside lighting and access to front door. Garden surrounds the property to all sides and is planted with mature shrubs, plants and trees. Views over the surrounding countryside. Additional garden area across the driveway.

GENERAL INFORMATION

Directions

CV35 0HQ

From Gaydon village, take the B4100 Banbury Road and after approx. 0.5 mile turn into the lay-by on the left. The driveway to Gaydon Hill Farm is located in the centre of the lay-by

What3Words:

///ready.dock.spearing

Services

Mains water and electricity. Private drainage. Oil-fired central heating. Ofcom Broadband availability: standard. Ofcom Outdoor Mobile coverage Good: 3, EE, O2 & Vodafone.

Council Tax

Payable to Stratford District Council. Listed in Band F

Energy Performance Certificate

Current: 43 Potential: 73 Band: E

Tenancy

The property is available to let for an initial period of 12 months at a rent of £2,300 per calendar month, exclusive of outgoings: council tax, water rates, telephone, oil and electricity.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Periodic Tenancy Agreement.

Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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