

Lower Barn Cottage Winson, Gloucestershire



TO LET

A delightful Grade II Listed, detached, period cottage

Accommodation

Entrance Hall • Kitchen/Breakfast Room • Sitting Room • Cloakroom
2 Double Bedrooms • Family Bathroom
Paved terraces to front and side of the property • Parking for 2 cars

Description

Lower Barn Cottage is a delightful period cottage, with charm in abundance, situated within the stunning grounds of the main house and having views looking down to the River Windrush.

Situation & Amenities

Bibury 2 miles • Cirencester 8 miles • Cheltenham 18 miles
(all distances approximate)

Winson is surrounded by open farmland and undulating countryside lying within the Cotswold Area of Outstanding Natural Beauty. It is one of the most sought after unspoilt small villages in the Cotswolds. The village is characterised by its handsome period houses, cottages and boasts a 13th Century Norman Church.

Local shopping facilities and post office are available in Bibury with the larger market towns of Cirencester and Burford provide an excellent range of everyday shopping. The larger centres of Oxford and Cheltenham offer further extensive shopping and amenities.

Winson has some of the least-known but best walks in the Cotswolds, together with an extensive network of bridleways with excellent riding.

Road communications are good with access to the A40 connecting to the M40 to London and the M5 to the west. The A419/417 at Cirencester provides easy access to Junction 15 of the M4. Kemble Station provides a regular service to London (Paddington) taking approximately 75 minutes.

Water sports at the Cotswold Water Park. Golf at Burford, Cirencester and Naunton Downs. Racing at Cheltenham and Newbury. Theatres at Oxford, Cheltenham and Stratford-upon-Avon.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Fixtures and Fittings

Available to let **furnished**. 2 oven Aga, electric oven, hob and extractor over. Dishwasher, washing machine and integral microwave.

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

Services

Mains water, broadband and septic tank emptying (included in the monthly rent)
Oil fired central heating and mains electricity

Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax, oil, electricity 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 5ER

Directions

From Cirencester proceed along the A429 Fosse Way towards Stow-on-the-Wold. After about 5 miles at the Hare and Hounds Pub at Fosse Cross turn right. Proceed along this road for about a mile turning left at the crossroads, signposted to Winson. On arriving at the village turn left signposted Winson Village only and proceed along this lane until reaching the village green triangle. From here turn right down the side of the green and the entrance to Lower Barn Farm, will be directly ahead.

What3Words: ///valve.stammer.provider



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