

**Lower Dean Farmhouse
Cold St. Aldwyns, Gloucestershire**



TO LET

A beautiful Grade II Listed Cotswold Farmhouse, in a rural location

Accommodation

Entrance Hall • Drawing Room • Dining Room • Kitchen/Breakfast/Family Room • Study • Utility/Boot Room • Cloakroom
First Floor: Master Suite with Dressing Room • Guest Bedroom with Ensuite Bathroom • 2 further Bedrooms • Family Bathroom
Second Floor: 2 Double Bedrooms • Shower Room
Gardens to the front & rear • Parking for several cars

Description

Lower Dean Farmhouse dates back to the early 17th Century, where at that time was a row of 3 separate dwellings. Over the years the 3 houses were combined into one single country home, now known as Lower Dean Farmhouse, achieving Grade II Listed status in 1987.

The property creates a contemporary family home laid over 3 floors and having many period features throughout.

On arriving at Lower Dean Farmhouse, it is hard not to be taken in by the rural aspect and setting with countryside views.



Situation & Amenities

Fairford 3 miles • Cirencester 8 miles • Burford 11 miles • Swindon 16 miles
(Paddington 55 minutes) • M4 (J15) 18 miles
(all distances approximate)

Schools



Excellent state and independent primary and secondary schools at, Fairford, Cheltenham, Minchinhampton (Beaundesert Preparatory School), Westonbirt and Hatherop Castle School (Independent Preparatory) and Hatherop Church of England Primary School.

Shopping



Daily shopping can be found in Fairford, about 3 miles away, which has a good range of shops, banks, post office, chemist and surgery. More extensive facilities and cultural activities are available in Burford (8 miles) and Cirencester (8 miles).

Pubs/Eateries & Private Member Clubs



The New Inn, Coln St. Aldwyns is approximately 2 miles. There are also further establishments within the area including Keepers Arms, Quenington, The Swan Hotel and The Catherine Wheel, both in Bibury and Sherborn Arms, Aldsworth.

Private member clubs: Estelle Manor (23 miles) • Soho Farmhouse (27 miles) • The Club by Bampton (22 miles).

Recreational



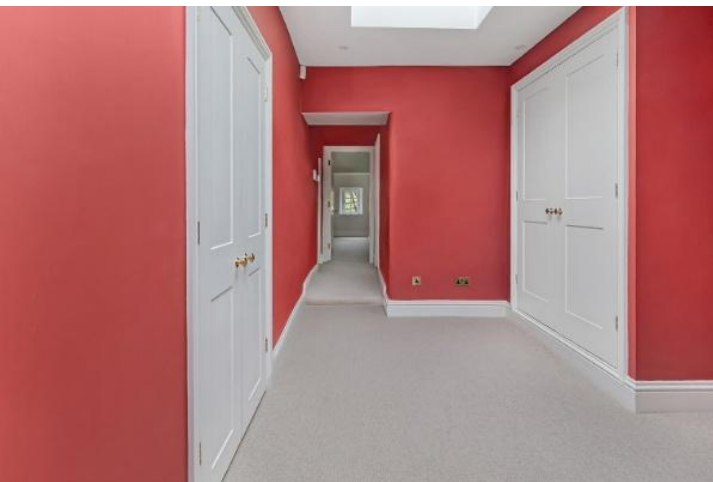
There are many enjoyable walks in the area together with an extensive network of footpaths and bridleways with excellent riding. Polo is played regularly at Cirencester Park. Water sports at the Cotswold Water Park, golf at South Cerney, Swindon and Cirencester. Racing at Cheltenham and Newbury. Theatres at Oxford, Cheltenham and Bath.

Travel links



Communications are excellent in the area with Swindon (15 miles) providing access to both the M4 at Junction15 and Swindon railway station with mainline trains to London-Paddington in about 55 minutes. The larger centres of Bath, Oxford and Cheltenham are all within easy driving distance with access to Oxford via the A40/M40 at Burford.





Fixtures and Fittings

Available to let **Unfurnished**. There is an Electric Range Cooker, together with fridge freezer and dishwasher. Utility Room: Space for washing machine & tumble dryer.

(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  Sewerage Treatment Plant  Oil Fire Central Heating

 Broadband availability is subject to individual packages and transfer regulations.

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 – Telephone 01285 623000 . Council Tax Band G.

Viewings Strictly by appointment - Tel: 01993 822325

Postcode GL7 5AX

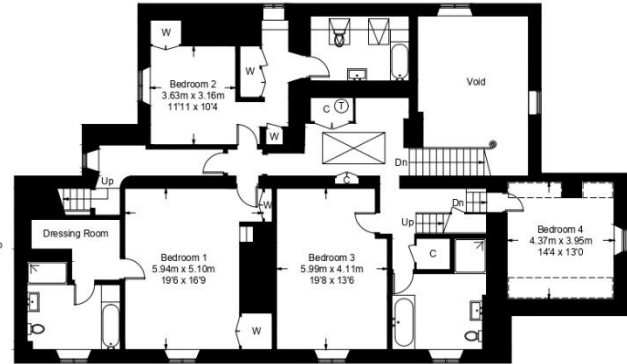
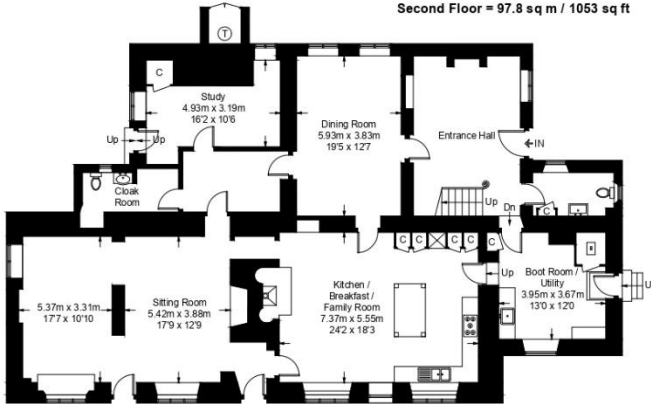
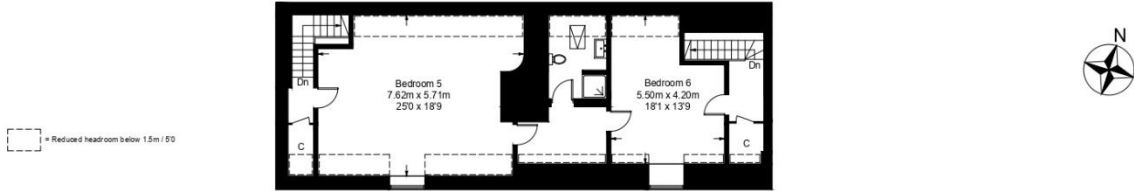
Directions

From Burford take the A40 towards Northleach. Turn left onto the B4425 signed Bibury. Continue passing the edge of Aldsworth and turn next left signed to Coln St Aldwyns. Continue for approx. 2.3 miles and at a sharp right hand bend turn left, signed Moors Farm and Dean Farm. Continue on this road for a further 2 miles where the property will then be found at the end of the road, on the left.

What3Words [///buzzards.brownish.cure](https://www.what3words.com/?q=//buzzards.brownish.cure)



Lower Dean, Farmhouse, Dean Farm, Coln St Aldwyns, Cirencester GL7 5AX



Approximate Gross Internal Area = 501.4 sq m / 5397 sq ft
(Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID946228)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	74 C
39-54	E		
21-38	F		
1-20	G		



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& CARTERTON



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