

Falconer's Cottage Coln Rogers, Gloucestershire



TO LET

**A detached recently converted barn, situated in a highly desirable rural location,
having superb countryside views**

Accommodation

Entrance Hall • Open Plan Sitting/Dining Room & Kitchen • Utility Room • Cloakroom • Master Bedroom with En-Suite • 2 further Double Bedrooms • Family Bathroom
Rear Garden • Private Driveway Parking • Double Garage/Storage/Play Room

Description

Falconer's Cottage, is a former farm building which has been re-designed to create a fabulous family home. The property has been beautifully fitted to an extremely high standard throughout with modern fixtures and fittings, including large bifold windows in the main reception area, taking full advantage of the stunning views over the surrounding countryside, down into the Coln Valley.

The gardens are enclosed with a large paved terrace against the house, leading to the lawned garden, again taking full advantage of the valley view. There is graveled parking to the side of the property enclosed by electric gates (to be fitted). The property also benefits from part of a large converted barn ideal as garaging, storage, play room, office or studio.



Situation & Amenities

Northleach 5 miles • Cirencester 8 miles • Burford 13 miles • Cheltenham 17 miles
(all distances approximate)

Nestled in the heart of the much sought after Coln Valley, the nearby Village of Coln Rogers is a quintessential English village, steeped in history, origins dating back to the Domesday Book, with the beautiful Norman church of St Andrew's in the heart of the village. Coln Rogers is ideally located for commuter access to Cirencester, Cheltenham and Oxford via the A40. The surrounding countryside is a haven for walking and cycling with countless footpaths and bridleways travelling through the valley and beyond.

Schools

St. Mark's C of E Junior School - 2 miles



Westmoor C of E Primary School - 3 miles

Rendcomb College (day & boarding) age 3-19 - 4 miles

Shops & Restaurants

Cirencester (8 miles), known as "the Capital of the Cotswolds", provides an Cheltenham offers further extensive shopping, restaurants, parks and cultural amenities.



Recreational

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



Transport

The M4 & M5 motorways provide convenient connections around the country. An Intercity train services run to London (Paddington) from Swindon and Kemble in about 55 minutes and 70 minutes respectively. There is also a station at Cheltenham.



Fixtures and Fittings

Available to let **Unfurnished**. Electric Range Master. Space for dishwasher and fridge freezer. Utility Room: Space for washing machine and tumble dryer. There is a wood burning stove in the sitting area.

Please note the following;

- 1. The garden has been super imposed for photo images, however it has been seeded.*
- 2. Any items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).*






Services

 Air Source Heat Pump for heating & hot water. Underfloor heating throughout the property.

 Mains Water  Septic Tank Drainage

 Telephone and broadband availability subject to packages and transfer regulations (Starlink internet available). 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 Council Tax and 5 weeks rent as security deposit.

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

Viewings Strictly by appointment – Tel: 01993 822325

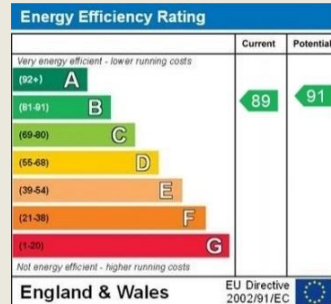
Postcode GL54 3LB

Directions

From the A40 at Northleach roundabout, turn left travelling on the A429 towards Cirencester for approximately 4.7 miles. Before Reaching 'The Stump' Restaurant on the right hand side, turn left signed to Coln Rogers 1 ¼ miles, then take the first left, also signed to Coln Rogers. Continue down this lane for approximately 0.8 miles, where the property will then be found on the left, immediately after the entrance to Upper Coln Farm.

What3Words:

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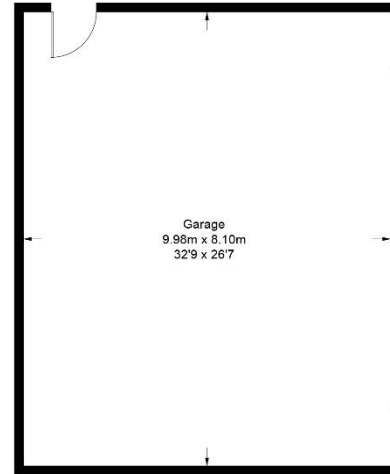
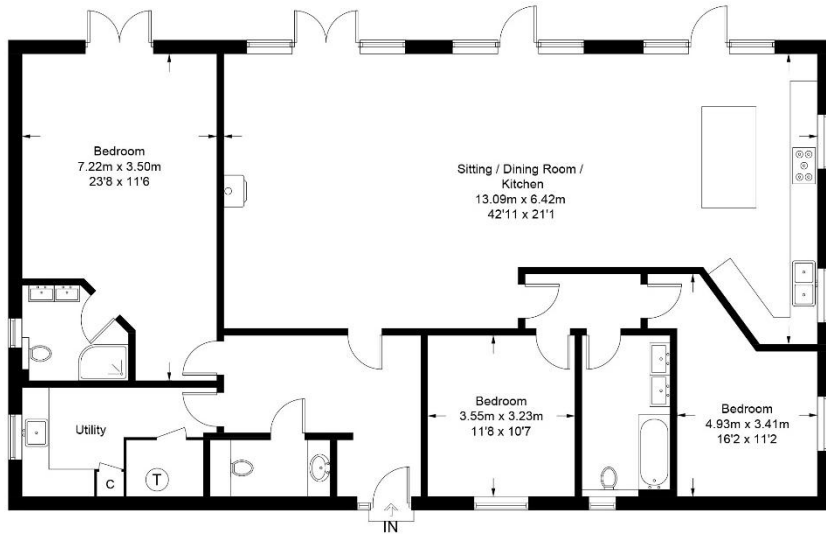
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Falconers Cottage, Upper Coln Farm, Coln Rogers, GL54 3LB



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 172.0 sq m / 1851 sq ft

Garage = 81 sq m / 872 sq ft

Total = 253 sq m / 2723 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1208197)



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BAMPTON, BURFORD
& CARTERTON

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