

Calmsden Cottage

Calmsden, Gloucestershire



TO LET

A detached family house, situated in the heart of a popular Cotswold village

Accommodation

Entrance Hall • 2 Reception Rooms • Kitchen/Dining Room • Utility Room • Cloakroom
3 Double Bedrooms • Bathroom • Cloakroom • Shower Room
Garden to the front and rear • Patio • Driveway Parking for 3/4 Cars • Single Garage

Description

Calmsden Cottage is a handsome property with a unique, triple gable frontage. The cottage has many period features throughout including stone mullioned windows and stone fireplaces.

The property benefits from 2 well proportioned reception rooms together with a family dining kitchen on the ground floor, separate utility room and boot room. On the first floor there are 3 generously proportioned bedrooms, all taking full advantage of the stunning countryside views, together with a bathroom and separate shower room.

The gardens are laid to the front and side of the property with a large terrace against the rear of the property, ideal for alfresco dining looking over the surrounding countryside.

Situation & Amenities

Cirencester 5 miles • Northleach 7 miles • Cheltenham 6 miles • Oxford 35 miles
(all distances approximate)

Calmsden is an idyllic small village, located approximately 5 miles east of Cirencester just off The Fosseway. The village has fine views and is within a superb area for walking.

Shopping: The market towns of Northleach and Cirencester provide an excellent range of everyday shopping facilities, whilst the larger centres of Oxford and Cheltenham offer further extensive shopping, recreational and cultural amenities.

Schools: For primary education, Ampney Crucis of England Primary School and Powell's Church of England Primary School in Cirencester.

For secondary education: Dear Park School Cirencester, Pate's Grammar and Balcarra's School in Cheltenham and Westonbirt School in Tetbury provides boarding and day school option (ages 11-18).

Transport Links: The M4, M5 and M40 motorways provide communications to other parts of the country and Intercity train services run to London (Paddington) from Swindon and Kemble.





Fixtures and Fittings

Available to let **Unfurnished**. The kitchen has an electric cooker. Spaces for dishwasher and fridge freezer. Utility Room: Space for washing machine and tumble dryer. There are open fires in the Sitting Room and Dining Room.

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

Services

 Mains water
  Mains electricity
  Septic tank drainage
  Oil fired central heating

 Telephone and Broadband availability subject to individual packages and BT transfer regulations. 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.

Council Tax Band G. Cotswold District Council – Telephone: 01285 623000.

EPC - exempt

Viewings

Strictly by appointment – Telephone 01993 822325.

Directions GL7 5ET

From Burford, travel on the A40 towards Cheltenham and after approx. 8 miles, turn left towards Cirencester (at the Northleach roundabout). Continue on this road for approx. 5 miles, turn right immediately after the Stump Restaurant signposted to Calmsden. Continue into the village, proceed round a sharp left hand bend, passing the row of cottages on the left hand side. The driveway to Calmsden Cottage is then the next driveway on the left, leading to the rear of the property with parking and garage.

What3Words: ///juggle.taskbar.dusts

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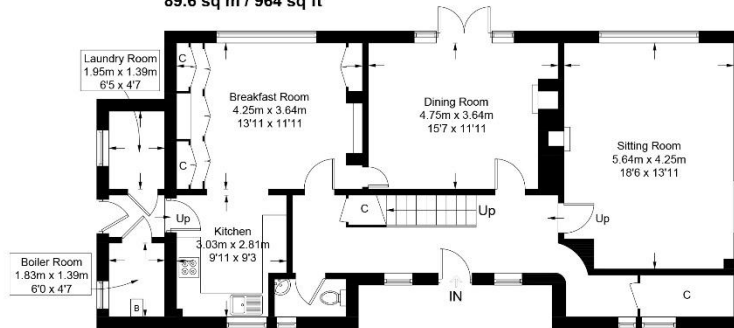




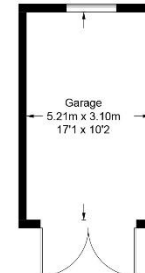
Calmsden Cottage, Calmsden, Cirencester, GL7 5ET



First Floor
89.6 sq m / 964 sq ft



Ground Floor
98.5 sq m / 1060 sq ft



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 188.3 sq m / 2027 sq ft

Garage = 16.1 sq m / 173 sq ft

Total = 204.4 sq m / 2200 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID986548)



Disclaimer

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn LLP, nor the landlord, accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before traveling to view this property.

