

61 Sevenhampton
Gloucestershire



TO LET

**A delightful period property situated in a village location
with stunning views**

Accommodation

Kitchen/Breakfast Room • Sitting Room • Study/Storage Room

First Floor: 2 Bedrooms • Family Bathroom

Second Floor: 2 Bedrooms

Courtyard Garden • Private Parking

61 Sevenhampton is a Grade II Listed Cotswold cottage with well-proportioned accommodation laid out over three floor.

The property sits in a picturesque and well-regarded village, benefiting from lovely open views to the rear over the neighbouring countryside.

Situation & Amenities

Andoversford 2 miles • Cheltenham 6 miles • Gloucester 13 miles

(all distances approximate)

Sevenhampton is a widely sought-after rural village, located in an Conservation Area and Area of Outstanding Natural Beauty. The village benefits from a Norman Church, with the neighbouring village of Andoversford offering amenities including a village shop, a Post Office, an excellent primary school, petrol station and The Royal Oak Public House.

Cheltenham provides extensive shopping, educational and recreational facilities. It has annual festivals for literature, classical music, jazz and science and is renowned for the National Hunt Cheltenham Gold Cup Festival. There are many popular private and state schools in Cheltenham to cater for all ages.

The A40 allows commuter access to Oxford and London to the east, while Junction 11A of the M5 is also easily accessed via the A436 and A417, providing access to Gloucester, Birmingham and Bristol to the south.



Fixtures and Fittings

Available to let **Unfurnished**. Electric oven, washing machine and dishwasher. Space for fridge freezer. Woodburning stove in the sitting room.

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

The photograph showing the front aspect of the property was taken in 2019 for a previous marketing campaign.

Services

 Mains Water  Mains Electricity  Shared Cesspit Drainage  Oil Central Heating

 Telephone and Broadband availability subject to individual packages and BT 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 – Tel: 01285 623000. Council Tax Band F

Viewings Strictly by appointment - Tel: 01993 822325

Directions GL54 5SL

From Burford take the A40 to Cheltenham, for approx. 16 miles until reaching Andoversford. At the traffic lights, turn right signed A436 towards Stow-on-the-Wold and Bourton-on-the-Water. Take the next left sign to Brockhampton/Sevenhampton and continue until the village green. Bear left at the green and take the next right at the sign to 'Sevenhampton Village only'. Continue on this road and on entering the village the property can be found on the right-hand side, before the ford.

What3words: [///shun.mediate.mugs](https://www.what3words.com/#!/shun.mediate.mugs)



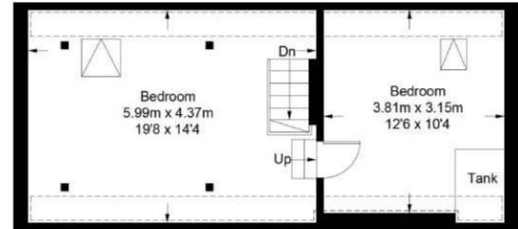


61 Sevenhampton, Sevenhampton, GL54 5SL

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (91-100)	78
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
www.epc4u.com	



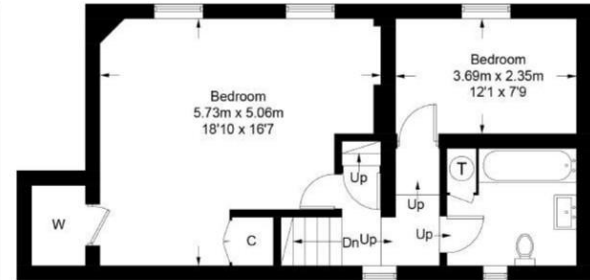
= Reduced headroom below 1.5m / 5'0"



Second Floor
42.4 sq m / 456 sq ft



Ground Floor
51.2 sq m / 551 sq ft



First Floor
51.4 sq m / 553 sq ft

Approximate Gross Internal Area = 145.0 sq m / 1560 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID642306)

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