



TO LET UNFURNISHED

A DELIGHTFUL ONE-BEDROOM
COTTAGE OVERLOOKING THE VILLAGE
CHURCH & SOUTH FACING GARDEN

RENT: £875.00 pcm
DEPOSIT: £1,009.61
HOLDING DEPOSIT: £201.92

NO TENANT APPLICATION FEES

- Entrance Hall/Utility
- Living Room / Kitchen
- One Bedroom
- Ensuite Shower Room
- South facing Garden
- EPC Rating: E

GAYDON
£875 PCM

2 CHURCH WALK, CHURCH ROAD GAYDON WARWICKSHIRE CV35 0ET

3 miles from Kineton, 0.5 mile from J12 M40, 12 miles from Stratford upon Avon, 10 miles from Banbury, Warwick and Leamington Spa

A DELIGHTFUL ONE-BEDROOM PERIOD COTTAGE OVERLOOKING THE VILLAGE CHURCH & SOUTH FACING GARDEN

Viewing strictly by appointment
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Gaydon is a small village just off the B4100 Banbury to Warwick Road, situated in the South Warwickshire countryside. There is a pub in the village together with a petrol station and community convenience store. Primary, secondary schools and other amenities are available in Kineton.

2 Church Walk is a charming character one-bedroom mid-terrace cottage located in this desirable well served village within easy reach of Jaguar Land Rover and Aston Martin, together with the M40 motorway at Junction 12. The Property is presented to an excellent level with fitted appliances, solid fuel stove, UPVC Double Glazing and a sheltered, enclosed south facing garden to the rear.

THE GROUND FLOOR

Entrance Hall with obscured glazed window to front, tiled floor, single worktop with washing machine, electric light and power supply. Connecting door continues to **Living Room/Kitchen** 4.48m x 4.01m (14'8"x13'1") fitted with an L-shaped worktop to two walls incorporating inset stainless steel single bowl single drainer sink with mixer tap, range of drawers and cupboards under, inset electric hob with single electric oven under and extractor over. Undercounter fridge freezer, understairs cupboard, fireplace with floor standing solid fuel stove and inset spotlighting to ceiling. Outlook and part-glazed door opening to rear garden.

THE FIRST FLOOR

Bedroom 4.31m x 4.07m (14'1"x13'4") double aspect to front and rear of the property including an attractive outlook onto the village church. **Ensuite Shower Room** fitted with a walk-in shower with glazed screen and electric shower unit, close coupled WC,

pedestal wash basin, electric towel radiator, tiled floor and extractor fan.

OUTSIDE

To the rear of the property an enclosed garden is laid partly to paving, providing a sheltered patio with step leading up to a small area of lawn with garden shed and mature planting to boundaries. Pedestrian gate provides access to a shared alleyway returning to the front of the property. Outside lighting and power supply.

GENERAL INFORMATION

Directions

From the centre of the village and the church, take the footpath to the western side of the church, where the property will be found opposite the churchyard.

What3Words:

///reprints.sleepers.immune

Services

Mains water, electricity and drainage are connected to the property. The central heating system is electric. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage Good: 3, EE, O2 & Vodafone.

Council Tax

Payable to Stratford District Council. Listed in Band B

Energy Performance Certificate

Current: 50 Potential: 96 Band: E

Tenancy

The property is available to let at a rent of £875 per calendar month, exclusive of outgoings including: council tax, water rates, telephone and electricity.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Periodic Tenancy Agreement.

Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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