

63/64 Calmsden

Nr. Cirencester

Gloucestershire



# TO LET

A Grade II listed end of terrace cottage, situated in the heart of a popular Cotswold village

## Accommodation

Sitting Room • Study • Kitchen/Dining Room • Boot Room • Utility Room • Cloakroom  
4 Double Bedrooms • 2 Bathrooms

Extensive gardens to the front side & rear • Garage • Parking for 1-2 cars

## Description

63/64 Calmsden, formally 2 cottages and now extended into one family home, is a pretty, Grade II listed cottage, dating back to the 19<sup>th</sup> Century with the row of cottages defined by their unique hexagon patterned windows and pretty curved porches. The property has been refurbished throughout and is set out over 2 floors, with a garage and private parking.

## 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 in an Area of Outstanding Natural Beauty. The village has stunning countryside 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 Balcarras School in Cheltenham and Westonbirt School in Tetbury provides boarding and day school options.

**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 and dishwasher. Space for fridge freezer. Utility Room: Space for washing machine and a condenser dryer. There are woodburning stoves in the Sitting Room and Kitchen/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
-  Gigaclear Broadband is available in the village. Accessibility can be checked online via: [checker.ofcom.org.uk](http://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 F. Cotswold District Council – Telephone: 01285 623000.

## Viewings

Strictly by appointment – Telephone 01993 822325.

## Directions GL7 5ET

From Burford, travelling on the A40 towards Cheltenham, after approx. 8 miles, turn left towards Cirencester (at the Northleach roundabout). Continue on this road for approx. 5 miles then turn right after 'The Stump' signposted to Calmsden. Continue into the village and immediately after the left hand turning to 'Calmsden Farms' take the next left into a private driveway, where 63/64 will be the first property on the right hand side.

**What3Words:** ///punt.chuckle.variously

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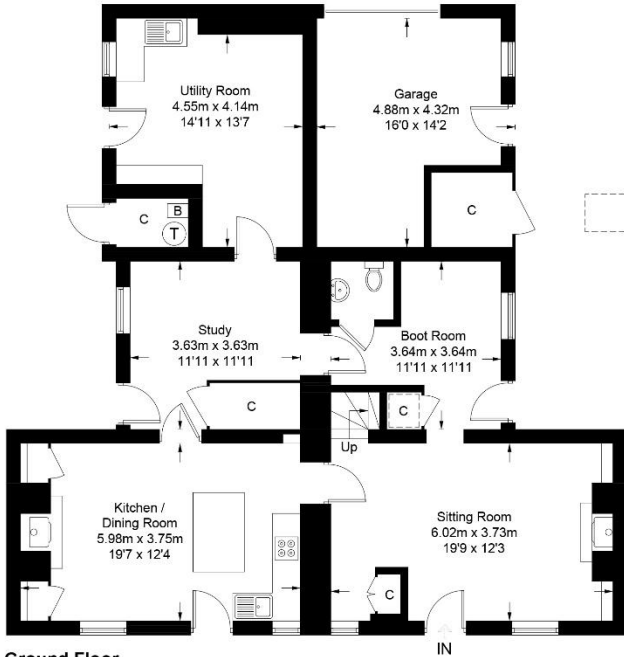


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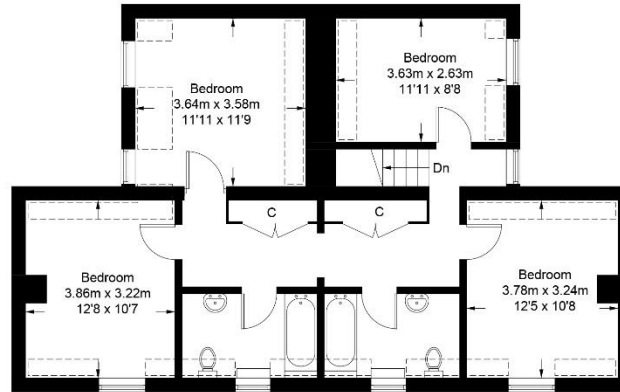




# 63/64 Calmsden, Cirencester, GL7 5ET



**Ground Floor**  
 (Excluding Garage / External Cupboards)  
 100.5 sq m / 1082 sq ft



**First Floor**  
 79.3 sq m / 853 sq ft

= Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 179.8 sq m / 1935 sq ft  
 (Excluding Garage & External Cupboards)  
 Garage & External Cupboards = 21.6 sq m / 232 sq ft  
 Total = 201.4 sq m / 2167 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1311040)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

