

1 Manor Farm Cottage

Turkdean, Gloucestershire

TO LET

A semi-detached cottage in a desirable village location



Accommodation

Entrance Hall • Sitting Room • Kitchen/Breakfast Room
2 Double Bedrooms • Small Double Bedroom • Family Bathroom
Separate Utility/Boiler Room • Large Garden • Garden Shed • Parking for 2 cars

Description

1 Manor Farm Cottage is a period semi-detached cottage located in the rural hamlet of Turkdean. The property has been modernised in recent years to provide good family accommodation, laid out over 2 floors with a substantial garden to the front and side of the property.

Situation & Amenities

Northleach 2 miles • Bourton-the-Water 7 miles • Cirencester 12 miles • Cheltenham 13 miles
(all distances approximate)

Nestled in the beautiful Gloucestershire countryside, Turkdean is a delightful and peaceful Cotswold village, surrounded by rolling hills and picturesque rural landscapes. The historic village church nearby Roman heritage add to its character, while the wider Cotswolds offer an abundance of charming villages, country walks and local attraction.

Schools: Primary – Cold Aston, Northleach and Bourton-on-the-Water & Sherborne.
Secondary - The Cotswold School, Bourton-on-the-Water, Cheltenham Ladies College and Cheltenham College.

Shopping: The nearby old market of Northleach and Bourton-on-the-Wate offers good range of everyday shops and services. Further extensive shopping can be found in Cirencester and Cheltenham.

Local Public Houses and Hotels: The Wheatsheaf Inn & The Sherborne Arms, Northleach (2 miles), The Plough Inn, Cold Aston (2.5 miles), The Black Horse, Naunton (3.5 miles)

Sport & Leisure Facilities: The Cotswolds are renowned for country pursuits and there are many enjoyable cycling and walking routes in the area together with an extensive network of bridleways having excellent riding.

Golf courses are located at Burford and Cirencester. Racing at Cheltenham and Stratford-upon-Avon. Theatres at Cheltenham and Oxford. A variety of water sports are available at the Cotswold Water Park near South Cerney.

Transport Links: Railway stations are Kingham and Moreton-in-Marsh, both offering services to Oxford and London Paddington. Cheltenham provides further connections to Birmingham, Bristol and beyond.

The A40 provides access to Cheltenham, Oxford and the wider road networks, with the M5 accessible via Cheltenham.





Fixtures and Fittings

Available to let **Unfurnished**. Integral electric oven and hob with extractor over. Integral dishwasher. Free standing American style fridge freezer. Space for washing machine and tumble dryer in the utility/boiler room. There is also an open fire in the sitting 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 | Shared Septic tank drainage | Oil fired central heating

Gigaclear available 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 outgoings and running costs during the tenancy to include Council Tax. The tenant(s) will also be responsible for the payment of 5 weeks rent as a security deposit.

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

Viewings: Strictly by appointment - Telephone 01993 822325.

Postcode GL54 3NU

Directions

From the A40 roundabout at Northleach, travel on the A429 towards Stow-on-the-Wold and immediately turn left signed to Turkdean 1 ½ miles. Continue on this road for approximately 1 mile and at the Y junction, continue on the right hand fork and proceed into the village of Turkdean. Passing the church and phone box on the right hand side, continue through the village until reaching the triangle green (also on the right), where the driveway to 1 Manor Farm Cottage will be the first lane, on the right, after the green – giving access to No 1 and No 2 Manor Farm Cottages.

What3Words: hops.continues.cliff











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Burford Office
2 Lower High Street, Burford,
Oxfordshire, OX18 4RR
T 01993 822 325
E vanessa@buterlsherborn.co.uk
E karen@butlersherborn.co.uk
www.butlersherborn.co.uk

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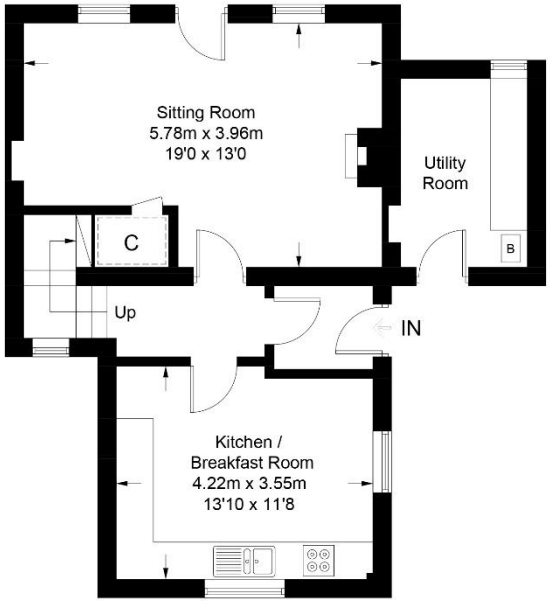
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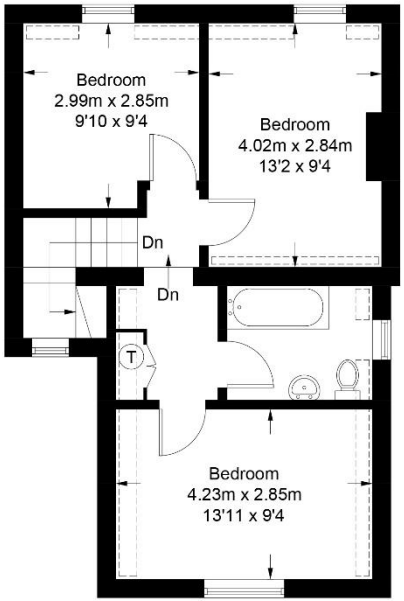
The Property Ombudsman

1 Manor Farm Cottage, Turkdean, Cheltenham, GL54 3NU

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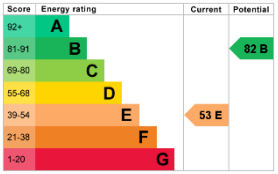
= Reduced headroom below 1.5m / 5'0





Ground Floor
46.0 sq m / 495 sq ft

First Floor
45.6 sq m / 491 sq ft



Approximate Gross Internal Area = 91.6 sq m / 986 sq ft
Utility Room = 6.5 sq m / 70 sq ft
Total = 98.1 sq m / 1056 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1349529)