

WITHY COTTAGE
COLN ST. DENNIS, GLOUCESTERSHIRE



TO LET

A detached cottage, in a desirable Cotswold village location, having superb countryside views

Accommodation

Entrance • Sitting Room • Kitchen/Breakfast Room • Study/ Bedroom 3 • Cloakroom • Utility Cupboard
2 Double Bedrooms • Family Bathroom
Gardens to the front and rear • Patio • Garden Shed • Private Driveway Parking

Description

Withy Cottage is a pretty detached cottage situated in the semi-rural and idyllic village of Coln St. Dennis.

The cottage benefits from well proportioned accommodation on 2 floors, with 2 double bedrooms and having an additional reception room on the ground floor which could be utilised as bedroom 3. The cottage benefits from open views over the surrounding paddocks and the fields beyond.

The front of the cottage is planted with herbaceous flower and shrub borders, with gated driveway parking for several cars. The rear garden benefits from an extensive lawn and a paved patio area against the cottage ideal for alfresco dining.

Situation & Amenities

Northleach 3 miles • Cirencester 6 miles • Burford 10 miles • Cheltenham 12 miles
Kemble mainline Station 12 miles
(all distances approximate)

Coln St Dennis is a small, quaint and tranquil Cotswold village and Parish on the River Coln. It lies about 3 miles southwest of Northleach and 6 miles northeast of Cirencester. The Parish includes the village of Coln Rogers and the hamlets of Fossebridge and Winson. Coln St Dennis takes its name from the River Coln that runs through the village. The Church of St James the Great retains most of its original Norman features.

The Cotswold market town of Northleach provides local independent shopping, public houses, a wine bar and eateries. The town is also serviced by a popular church, doctor's surgery and primary school. More extensive shopping and recreational amenities can be found in the larger towns of Cirencester and Cheltenham. Commuter access via the Fosse Way gives access to Cirencester and Warwick, with other parts of the country via the M5 and M40. Mainline stations in Moreton-in-Marsh and Kemble both provide regular services to London Paddington.





Fixtures and Fittings

Available to let **Unfurnished**. Electric cooker with induction hob and extractor over. Integral dishwasher and American Style Fridge Freezer. There is a woodburner in the Sitting Room. Washing machine and tumble dryer housed in the outside utility cupboard.

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

Services

 Mains Water  Mains Electric  Septic Tank Draining  Oil Fired Central Heating

 Telephone services and Gigaclear broadband available, subject to packages and 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.

Cotswold District Council – Tel: 01285 623000. Council Tax Band F.

Viewings Strictly by appointment – Tel: 01993 822325

Directions GL54 3JT

From Northleach travel on the A429 towards Cirencester for approximately 3 miles. As the road starts to head down hill, turn left signposted to Coln St Dennis ½. Continue on this road around a left hand bend and immediately after the sign for Coln St Dennis, the property is the first house on the right hand side.

What3Words: ///dancer.sing.appealed

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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



Withy Cottage, Coln St. Dennis, Cheltenham, GL54 3JU



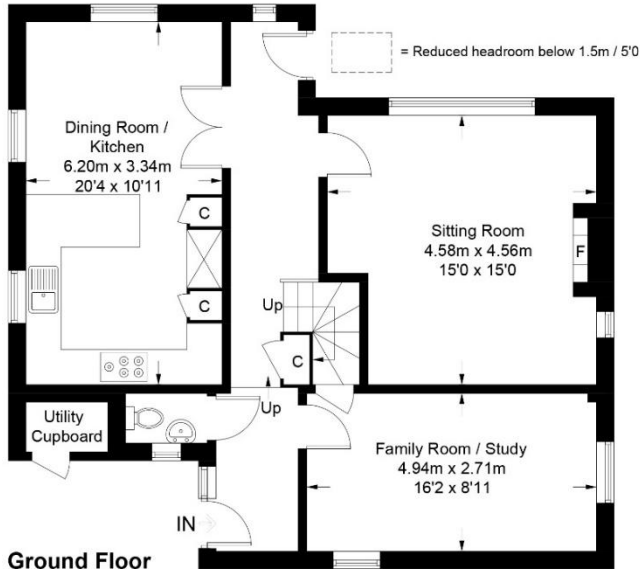
**BRITISH
PROPERTY
AWARDS**

2025 - 2026

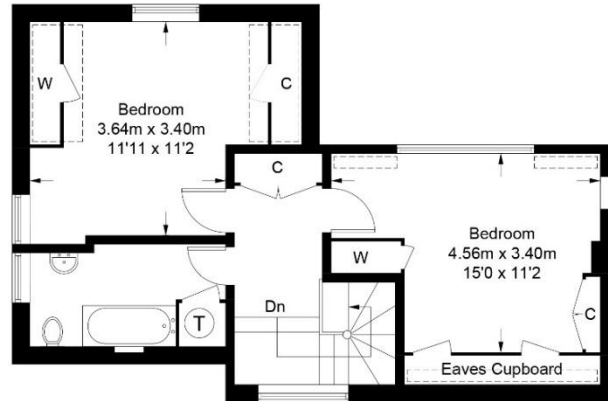
★ ★ ★ ★ ★

GOLD WINNER

LETTING AGENT IN
BAMPTON, BURFORD
& CARTERTON



Ground Floor
72.6 sq m / 781 sq ft
(Excluding External Utility Cupboard)



First Floor
46.7 sq m / 503 sq ft

Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft
(Excluding External Utility Cupboard)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1002156)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		