

2 Hinton Farm Cottages Ablington, Gloucestershire



TO LET

A pretty semi-detached and beautifully refurbished cottage in a desirable Cotswold location, just a few miles from the popular village of Bibury in an area of Outstanding Natural Beauty

Accommodation

Entrance Hall • Sitting Room • Kitchen/Breakfast Room • Utility Room • Shower Room
3 Bedrooms • Family Bathroom
Terraced garden to the side and rear with private patio area • Allocated Parking

Situation & Amenities

Bibury 1.5 miles • Northleach 5.5 miles • Burford 9 miles • Cirencester 9 miles
Cheltenham 16 miles (all distances approximate)

Schools



Bibury C of E Primary school 1.5 miles • Hatherop C of E Primary School 4 miles
Hatherop Castle School (Day & Boarding) 4 miles • Cirencester Kingshill School 7 miles

Pubs/Eateries/Hotels



The Catherine Wheel and the Swan Hotel Bibury 1.5 miles
The Village Pub and the Pig-in the Cotswolds, Barnsley 3 miles
The Wheatsheaf, Northleach 5.5 miles

Shopping & Recreational



The market towns of Burford, Northleach and Cirencester provide a range of everyday shopping facilities, whilst the larger centres of Oxford and Cheltenham offer more extensive shopping, cultural and recreational amenities.

Transport Links



The M4, M5 and M40 motorways provide communications to other parts of the country and train services run to London (Paddington) from Swindon and Kemble.

Sport & Leisure Facilities



Theatres in Cirencester, Oxford and Cheltenham.
Golf at Cirencester and Burford.






Fixtures and Fittings

Available to let **Unfurnished**. Integral electric oven, hob & extractor over. Integral fridge freezer & dishwasher. Utility Room: Space for washing machine. Water Softener. Woodburner 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).

Services

 Mains Water  Mains Electricity  Septic Tank Drainage  Oil fired Heating

 Telephone and broadband availability subject to packages and transfer regulations.
Accessibility can be checked via; checker.ofcom.org.uk

Outgoings

The tenant will be responsible for outgoing and running costs during the tenancy, to include 5 weeks rent as tenancy deposit & Council Tax - Band C.

Cotswold District Council - Tel:01285 623000.

Directions GL7 5NX

From Burford take the A40 towards Cheltenham. After 1 mile turn left onto the B4435 towards Bibury. Proceed into the village and at the Swan Hotel continue straight ahead (do not go over the bridge) signed to Abington. Continue on this road for approx. 1½ miles and the cottage will then be found on the right hand side (first cottage), with parking opposite the cottage.

What3Words


///backyards.crafted.weeds

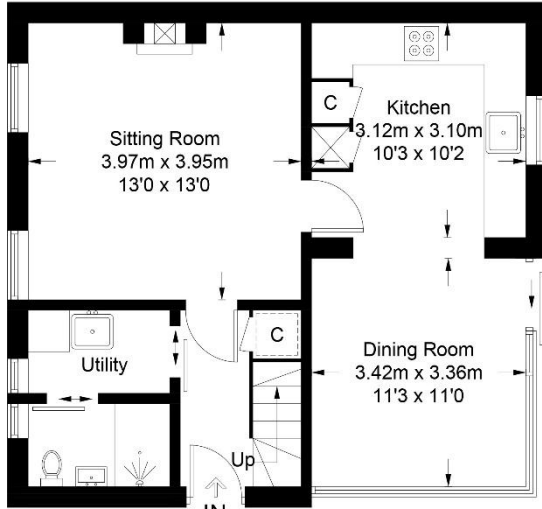




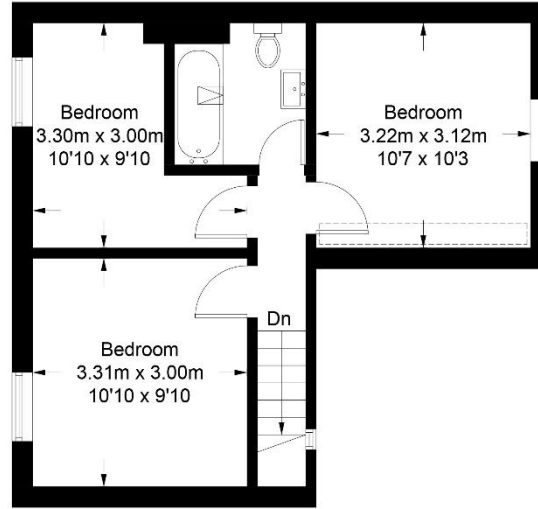
2 Hinton Farm Cottages, Ablington, Bibury, GL7 5NX



 = Reduced headroom below 1.5m / 5'0"



Ground Floor
48.4 sq m / 521 sq ft



First Floor
37.0 sq m / 398 sq ft

Approximate Gross Internal Area = 85.4sq m / 919 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1224895)



**BRITISH
PROPERTY
AWARDS**

2025 - 2026

★★★★★

GOLD WINNER

LETTING AGENT IN
BAMPTON, BURFORD
& CARTERTON

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <small>Not energy efficient - higher running costs</small> | | |
| England & Wales | EU Directive 2002/91/EC | |



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