

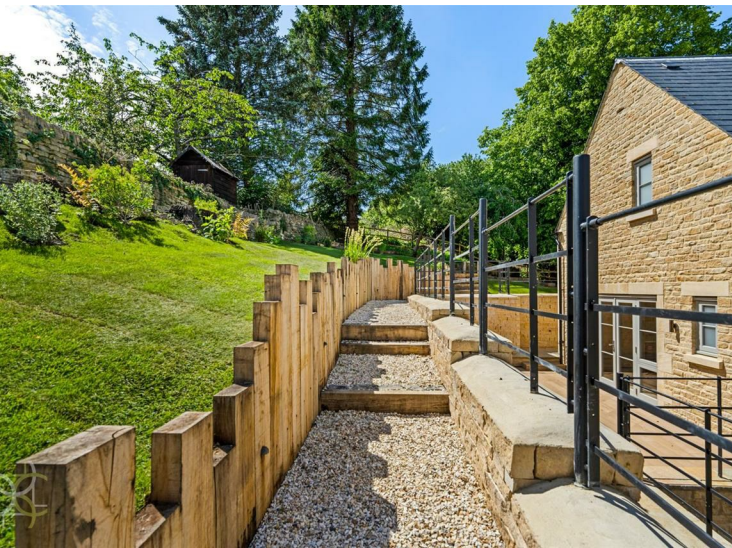


Thorndale, 1, Haberdashers Close  
Blockley, GL56 9DE

**£7,500 PCM**  
**Deposit - £10,384**



CHRISTIAN  
LEWIS  
—PROPERTY—



Welcome to Thorndale, an impeccably designed and built 3 bedroom detached home located in the Cotswold village of Blockley. With accommodation arranged over 3 levels, combined with high end fixtures, finish and facilities, it truly must be seen to be appreciated.

Entrance into the light filled hallway which flows seamlessly into 2 double bedrooms. All ground floor bedrooms are complimented by wardrobes and two of them further complimented by luxurious ensuite shower rooms complete with mandarin stone tiles, oak/walnut vanities, illuminated mirrors to name a few, making them ideal for guests and growing families alike. Additionally there is a versatile, light-filled room, offering flexibility for a gym, studio, office or hobby space, with integrated Sonos speakers and mirrored storage, alternatively, offering space for an additional bedroom. The practical utility come boot room offer an ideal space to kick off your boots after exploring the local countryside.

Stairs elevate to the first floor - the real heart of the home. Initially, you will be taken back by the light that floods through the triple-aspect glazing, feature bay window and glazed Crittall-style wall. The open plan kitchen and dining space is finished with Fluted oak cabinetry, quartz worktops, integrated appliances and a statement island with Bora induction hob.

The striking sitting room features a vaulted ceiling, automated rain-sensor Velux windows and south-facing bi-fold doors opening onto a large composite-decked terrace. A bespoke Cotswold stone fireplace with Dik Geurts wood-burning stove forms the focal point, complemented by bespoke cabinetry, exposed beams and atmospheric accent lighting.

The principal suite occupies the upper level and provides a luxurious private retreat, with a curved feature wall and statement chandelier. The sophisticated en suite includes a freestanding bath and rainfall shower.

The private garden provides a peaceful outdoor retreat.

Lettings Important Property Details

The property is offered on an unfurnished basis - some integrated appliances  
Council Tax Band - G  
Energy Performance Rating - C  
Main Heating - Air Source Heat Pump, Radiators & Underfloor Heating

We recommend that you check the following to ensure the property suits your requirements:

To Check Broadband Availability - Ofcom Broadband Checker  
To Check Mobile Availability - Ofcom Mobile Checker

DISCLAIMER

Whilst we make enquiries with the landlord to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact.

Please inform us if you become aware of any information being inaccurate.

Important Application & Tenancy Costs Information

A refundable holding deposit equivalent of one weeks rent will be required upon provisional acceptance of application to secure the property until all checks have been completed.

Following successful completion of all referencing checks the one weeks deposit will be transferred to your tenancy account and used towards the first months rent, unless otherwise agreed.

The holding deposit is non refundable in the following situations and instead used to contribute towards incurred costs;

- You and/or any of your co-applicants decide to withdraw from the process after this application is submitted to us.
- No legal authority to rent (Failing Right to Rent Checks)
- False, inaccurate, missing, or misleading information is supplied by you
- Failure by the applicants, referees and/or guarantors to complete the process
- Failure to sign a Tenancy agreement within 14 days from the date of application unless otherwise previously agreed. Should extension be permitted, a maximum of 21 days from payment of holding deposit is required

A full deposit equating to six weeks rent is payable upon signature of agreement.

Other Permitted Payments to Us During Tenancy

- Variation to Tenancy At Tenant Request - £50
- Cost of Replacement Keys - Cost of replacement
- Refundable Holding Deposit - equal to 1 weeks rent
- Full Deposit - rent under £50,000 per year equal to 5 weeks rent
- Full Deposit - rent over £50,000 per year equal to 6 weeks rent
- Company Let (Non Housing Act Tenancy) - £500
- Unpaid Rent (chargeable after 14 days of due date) - 3% over the bank of England base rate

Other Permitted Payments to Providers During Tenancy

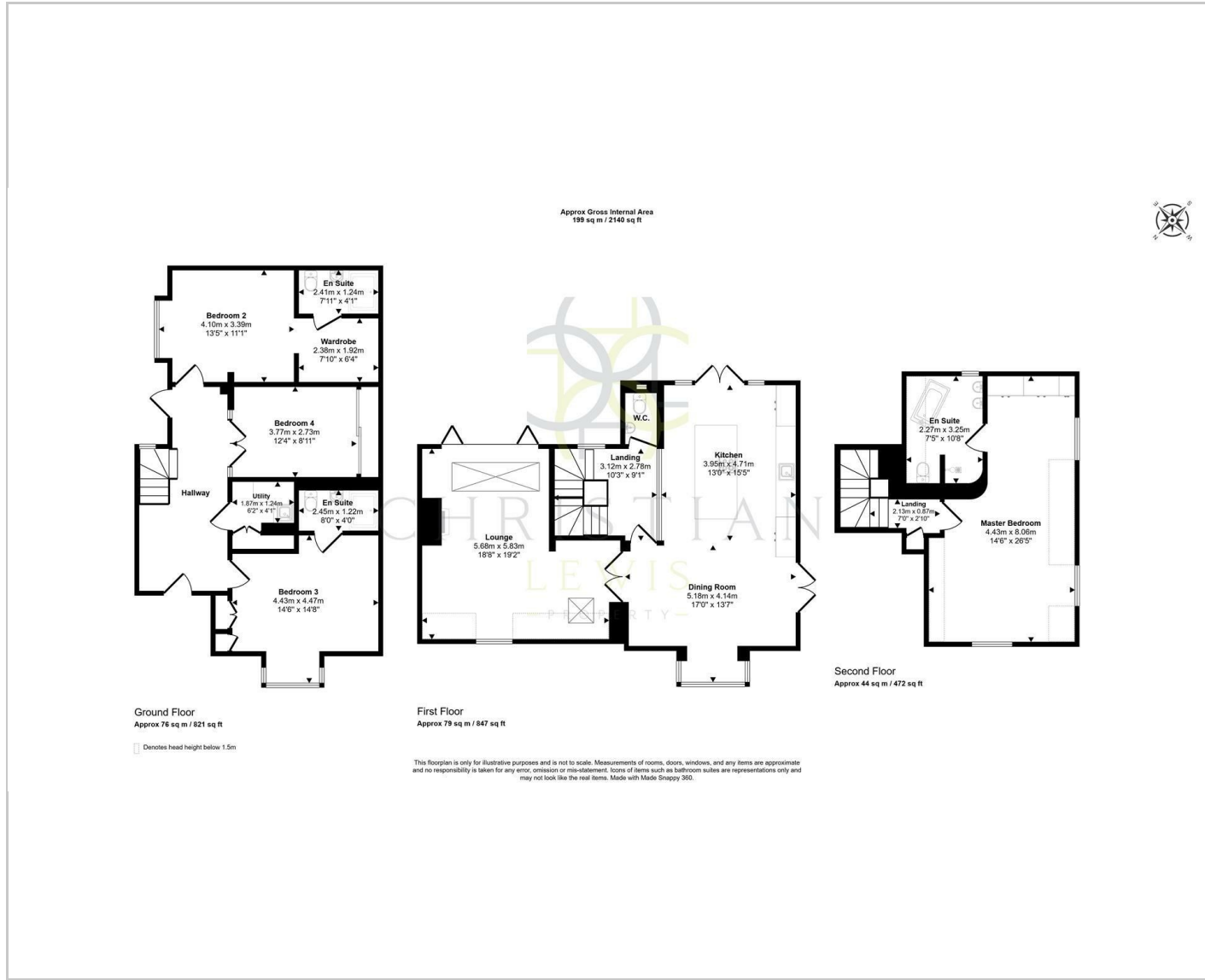
- Utilities (gas, electricity, water, oil)
- Council Tax
- Internet & Phone Subscriptions
- TV License (Where applicable)

About Us

Christian Lewis are members of The Property Ombudsman (TPO) which is a redress scheme, and our client money is protected via a 3rd Party. More information can be obtained by visiting our website, or calling the office.



## Floor Plan & Important Information



- Bespoke, 3 bedroom detached house
- Located in Blockley, a beautiful cotswold village
- Finished to an impeccable standard
- Available now
- Carport & driveway parking
- Extended living space
- High end upgrades throughout
- Light flooded accommodation, vaulted ceilings, log burner

### Area Map



### EPC

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>86</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>80</b>                                   |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.