



**1 Bourton Farm Hill Cottages  
Bourton-on-the-Hill  
Gloucestershire**

# TO LET

**A pretty semi-detached cottage in an idyllic rural location with exceptional views over the surrounding countryside**

## Accommodation

Sitting/Dining Room • Boot Room/Study • Kitchen • Utility Room • Cloakroom  
3 Bedrooms • Family Bathroom  
Open plan Garden • Car port and parking for 2 cars • Stone Store

## Description

1 Bourton Far Hill Cottage is a period semi-detached cottage, situated at the entrance of a private drive. The cottage features light and well-proportioned rooms with a open-plan sitting room/dining room with a cosy woodburner as a focal point.

The cottage is in a superb position for anyone looking for rural and peaceful lifestyle. The property commands truly exceptional views that stretch as far as the eye can see – rolling countryside, and ever-changing skies that paint the landscape in shifting light, flooding the home with natural light and a sense of space.

## Situation & Amenities

**Moreton-in-Marsh 5 miles • Chipping Campden 6 miles • Evesham 12 miles**  
(all distances approximate)

The cottage is located in a rural location, with the nearest village being Snowhill, (1.5 miles), which offers amenities including a parish church, public house and the beautifully preserved National Trust property, Snowhill Manor.

### Shopping



Local shopping amenities can be found in Moreton-in-Marsh, whilst more extensive shopping, cultural and leisure facilities can be found in the larger centres of Cheltenham, Stratford-upon-Avon and Evesham. The area also boasts the renowned Dalesford Organic Farm Shop approx. 10 miles from the property.

### Schools



Blockley Primary School 4 miles  
Kitebrook Preparatory School 7 miles

### Pub



Snowhill Arm 4 miles

### Train Station



Moreton-in-Marsh 5 miles

### Farm Park



Cotswold Farm Park 5 miles





## Fixtures and Fittings

Available to let **unfurnished**. Integral oven, electric hob, dishwasher and under counter fridge. In the Utility Room there are spaces for washing machine, tumble dryer and fridge freezer.

*(Please note the photographs taken were from a previous marketing campaign and any items shown in marketing material or during a viewing may be subject to change prior to a tenancy commencing).*

## Services

-  Private water (incl. in rent)
-  Main electricity
-  Septic drainage.
-  Oil central heating.
-  Telephone and Broadband subject to individual packages. Accessibility can be checked online via: [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Council Tax: Band B. Cotswold District Council- Tel 01285 623000.

**Outgoings** The tenant(s) will be responsible for all outgoings and running costs (excluding water) during the tenancy, to include Council Tax.

**Viewings** Strictly by appointment - Tel: 01993 822325.

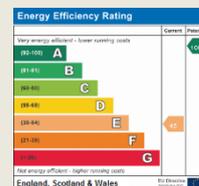
**Postcode** GL56 9TN

## Directions

From Stow-on-the-Wold travel on the A424 to Evesham for approximately 6.5 miles and then turn left signed to Snowhill 3 miles. Proceed on this road for approximately 1.5 miles, continue up the hill and after approximately 500 yards, turn left into a private driveway. The property is the first on the right.

## What3Words

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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.



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