

established 200 years

Tayler & Fletcher



1 Butlers Court, Withybridge Lane, Near Cheltenham GL51 0TH

£950 Per Month

An Attractive Self Contained Two Bedroom "Listed" Period Cottage in Rural Location with Garden and Parking

Deposit £1,096

taylerandfletcher.co.uk

Location

1 Butlers Court is situated at the drive entrance to a working farm near to the M5 motorway being just to the south of J10 in a pleasant rural location, 3.5 miles west of Cheltenham.

Directions

From Cheltenham take the Coombe Hill Tewkesbury road (A4019) and go through Uckington. Turn left into Withybridge Lane towards Hayden before you reach the motorway just after the start of the dual carriageway. 1 Butlers Court is the first cottage on the right after about half a mile. PLEASE NOTE SOME SAT NAVS DO NOT DIRECT YOU TO THE PROPERTY.

1 Butlers Court

comprises a period listed 17th century Cottage of brick and traditional black and white rendered construction with a tiled roof. The cottage has been refurbished with a new brick built extension, new kitchen and shower room, improved insulation and new fitted carpets. The property retains many period features such as exposed timbers but also incorporates the modern convenience of double glazed windows and electric heating with Quantum 'off peak' radiators. The accommodation comprises:

Porch

recessed porch with lighting sensor and external power point

ON THE GROUND FLOOR:



Kitchen/Living Room

Open plan living area having fireplace with newly fitted Clearview woodburner, stairs out and storage under, exposed timbers and tiled floor. Kitchen with newly fitted base and wall storage units, wine rack, electric cooker point, cooker hood, space for fridge and plumbing for washing machine



ON THE FIRST FLOOR:

Landing

with stairs from the living room

Bedroom 1

With Quantum storage heater.



Shower Room

Having large shower cubicle, low level w.c., pedestal basin, fan heater and electric towel rail. Cupboard with hot water cylinder having dual immersion heaters.



ON THE SECOND FLOOR:

Bedroom 2

Stairs from the landing lead to this good sized double bedroom with electric panel heater



OUTSIDE

There is ample car parking and front and rear gardens. There is a large garden on the other side of the drive which can also be included.

SERVICES

Mains water (metered) and electricity (dual tariff) are connected. Private shared drainage. Electric night storage heating with three Quantum radiators. Gigaclear pod nearby.

EPC

The EPC rating for this property is Band D

RENTAL

£950 per calendar month exclusive of Council Tax, Water and Electricity charges.

COUNCIL TAX BANDING

Tewkesbury Borough Council. Band "C". Payment for the year 2026/27- £2,037.98

RESTRICTIONS

No smokers. Children and pets by arrangement.

SECURITY DEPOSIT

A security deposit of £1,096 is payable at the commencement of the Tenancy, which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

HOLDING DEPOSIT

A holding deposit of one week's rent (£219) is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

VIEWING

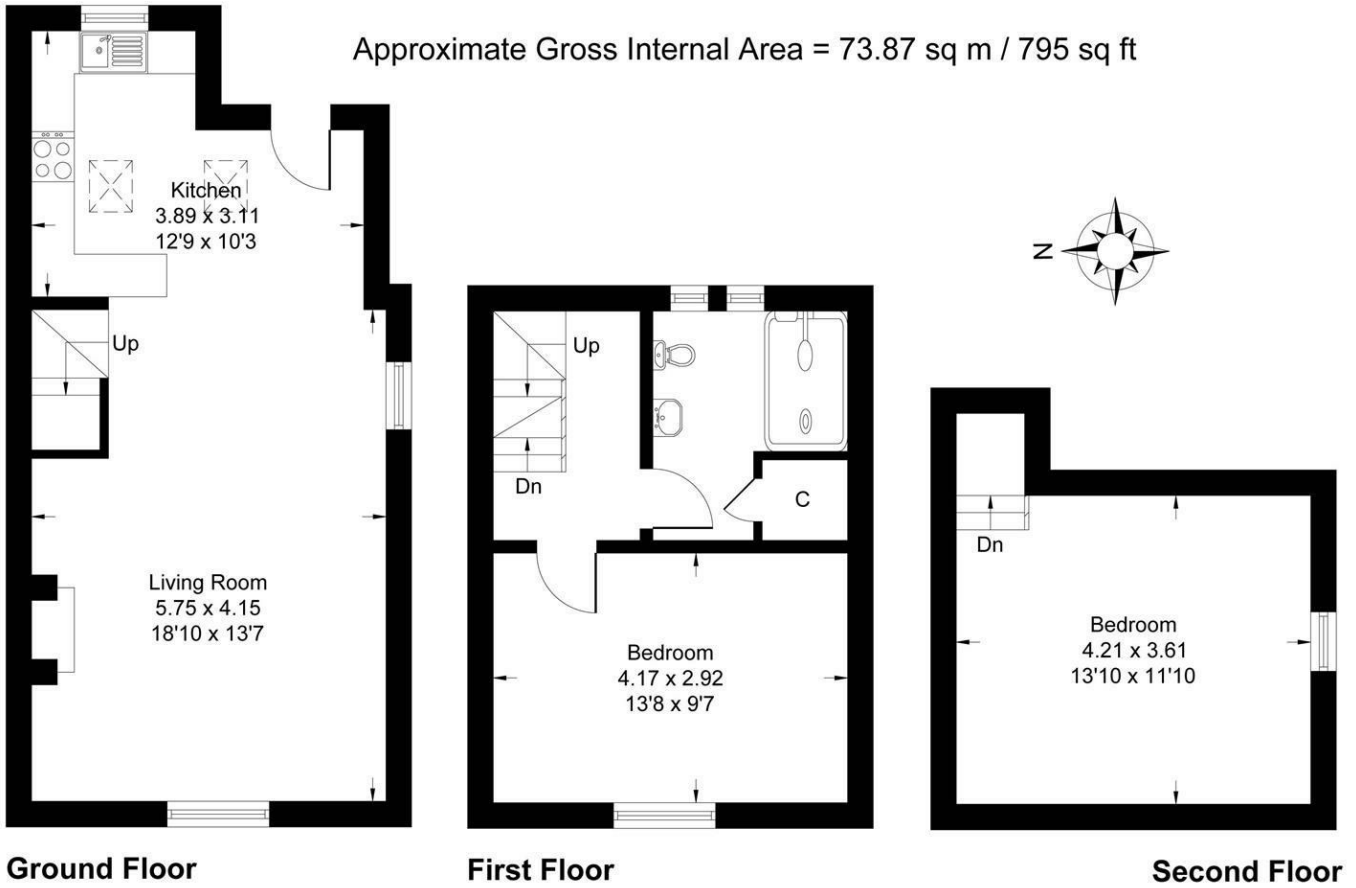
By prior appointment please through Bourton on the Water Office Telephone 01451 820913

AGENTS' NOTE

The cottage is being let without fitted white goods.

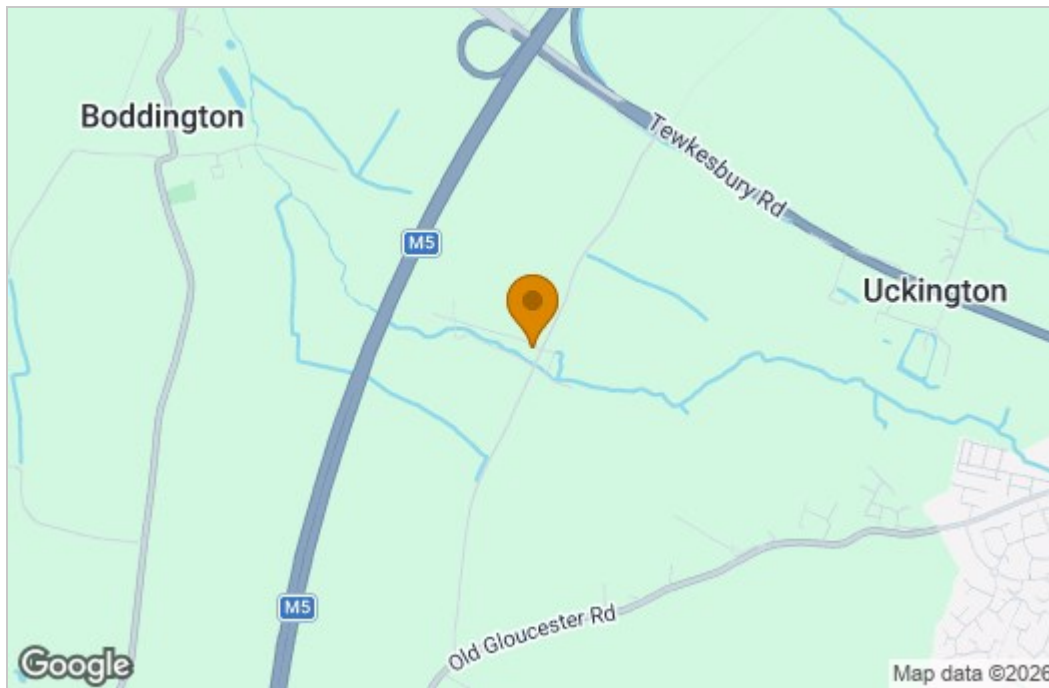
Floor Plan

Approximate Gross Internal Area = 73.87 sq m / 795 sq ft

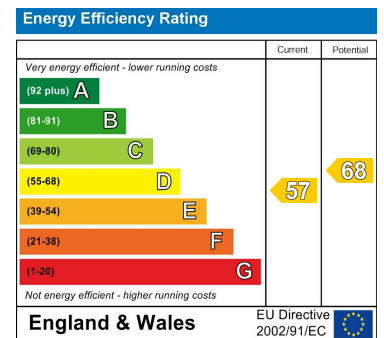


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph



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 purchasers 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.