



## Rose Cottage

Nr. Moreton-in-Marsh, Gloucestershire

# TO LET

**A semi-detached cottage located in a rural location with superb countryside views to the front and rear**

## Accommodation

Entrance Hall • Sitting Room • Kitchen/Dining/Family Room • Cloakroom  
2 Bedrooms • Bedroom 3/Dressing Room • Shower Room  
Lawned Garden • Parking

## Description

Rose Cottage is a pretty semi-detached cottage, in a quiet rural location. Situated in the grounds of a large residence, the cottage benefits from beautifully presented accommodation arranged over two floors. The garden extends to the front, side and rear of the property, laid to lawn with mature trees and hedging. Paved terraces. Allocated parking for 1/2 cars.

## Situation & Amenities

**Stow-on-the-Wold 6 miles • Stratford-upon-Avon 18 miles • Banbury 20 miles  
Cheltenham 23 miles** (all distances approximate)

The cottage is located approximately half a mile from the popular market town of Moreton-in-Marsh.



### Schools

St. Davids C of E Primary School, Moreton-in-Marsh (ages 4-11) – 0.2 miles  
Chipping Campden School (ages 11-18) – 9.9 miles  
Kitebrook Preparatory School (ages 3-13) – 2.5 miles



### Shops

Moreton-in-Marsh, Shipston-on-Stour & Chipping Norton (local amenities)  
Banbury, Cheltenham & Stratford-upon-Avon (extensive shopping)  
Daylesford Organic Farm and Cafe and Soho Farmhouse are both only a short drive away



### Pubs & Hostelties

Moreton-in-Marsh



### Recreational

Water sports at the Cotswold Water Park • Golf at Burford, Cirencester and Naunton Downs  
Racing at Cheltenham, Warwick & Stratford-upon-Avon



### Train Station

Moreton-in-Marsh (Oxford and London Paddington)







## Fixtures and Fittings

Available to let **furnished**. Integral electric oven, Induction hob, fridge freezer, dishwasher & washer/dryer. **Please note:** The woodburner in the Sitting room is non functional and a feature only.

## Services

 Mains water
  Main electricity
  Septic Tank

 Oil Fired Central Heating

 Gigaclear broadband available, subject to packages and transfer regulations. Accessibility can be checked online via; [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**Council Tax:** Band C. Cotswold District Council - Tel 01285 623000

**Outgoings** The tenant(s) will be responsible for all outgoing and running costs (excluding water) during the tenancy, to include Council Tax and 5 weeks rent as security deposit.

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

## Directions GL56 0NJ

From the centre of Moreton-in-Marsh travel on the A44 towards Oxford. Continue over the bridge and after approx. 2.5 mile, turn right into Evenlode Road. Follow this road for approx. 2 miles where the entrance to Coldicote Farm is then on the right. The cottage is the second property on the right.

| Score | Energy rating | Current     | Potential    |
|-------|---------------|-------------|--------------|
| 92+   | <b>A</b>      |             | <b>102 A</b> |
| 81-91 | <b>B</b>      |             |              |
| 69-80 | <b>C</b>      |             |              |
| 55-68 | <b>D</b>      | <b>61 D</b> |              |
| 39-54 | <b>E</b>      |             |              |
| 21-38 | <b>F</b>      |             |              |
| 1-20  | <b>G</b>      |             |              |

**What3Words:** ///tricky.albatross.adjuster





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### Disclaimer

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