



TO LET UNFURNISHED

A TWO BEDROOM COTSWOLD STONE
BARN CONVERSION WITH TRADITIONAL
FEATURES IN A RURAL LOCATION

RENT: £1400.00 pcm
DEPOSIT: £1615.38
HOLDING DEPOSIT: £323.07

NO TENANT APPLICATION FEES

- Sitting Room
- Kitchen Dining Room
- Two Bedrooms
- Bathroom
- Ensuite WC
- Courtyard garden
- Off-Street Parking & Carport
- EPC Band E

GREAT WOLFORD
£1400 PCM

NETHERCOTE ARCHES GREAT WOLFORD WARWICKSHIRE CV36 5NF

4.5 miles from Shipston on Stour and Moreton-in-Marsh, 8 miles from Chipping Norton, 15 miles from Stratford upon Avon, 25 miles from Oxford.

A TWO BEDROOM COTSWOLD STONE BARN CONVERSION WITH TRADITIONAL FEATURES & RURAL OUTLOOK

Viewing strictly by appointment

Tel: 01926 640 498
lettings@colebrookseccombes.co.uk

Great Wolford is an attractive South Warwickshire village situated close to the West Oxfordshire and North Gloucestershire borders. Within the village there is a Parish Church. Long Compton a larger village situated about three miles away has a post office and stores and a public house. The nearby towns of Moreton in Marsh, Chipping Norton and Shipston on Stour provide a selection of shops, schools and recreational facilities with larger centres of Stratford-upon-Avon, Cheltenham, Oxford and Banbury being accessible. There are railway stations at Banbury and Moreton in Marsh with mainline services south to Oxford and London.

Nethercote Arches is located in a quiet rural position on the outskirts of the village and forms part of a former working farm and is understood to have formally been part of the cart sheds and stables. This attractive conversion enjoys many character features including exposed stonework and beams throughout the two-storey accommodation.

THE GROUND FLOOR

Sitting Room 5.97m x 4.72m (19'7"x15'5") double aspect to front and rear of property including sliding patio doors opening to a courtyard garden. Ornamental fireplace, exposed beams and understairs storage cupboard. **Kitchen Dining Room** 4.81m x 3.18m (15'9"x10'5") triple aspect to front, side and rear of property. Fitted with a range of matching units under a granite effect worktop to three walls. Inset electric hob with single electric oven under, range of drawers and cupboards, space and plumbing for washing machine. Dishwasher, fridge and separate freezer included for the tenants use and maintenance.

THE FIRST FLOOR

Landing with Velux window to rear. **Bedroom One** 4.86m x 2.98m (15'11"x9'9") maximum into eaves, double wardrobe

cupboard with sliding doors and outlook to the side of the property. **Bedroom Two** 2.99m x 3.19m (9'10"x10'5") wardrobe cupboard with electric light and Velux window to rear. **Ensuite WC** with close coupled WC, pedestal wash hand basin, cupboard with hot water cylinder and Velux window to front. **Bathroom** fitted with panelled bath with separate electric shower over and glazed folding screen, close coupled WC, pedestal wash hand basin, extractor fan and Velux window to front.

OUTSIDE

To the front of the property, a tarmac driveway provides parking and leads to one allocated carport. To the rear of the property an enclosed courtyard garden enjoys a sheltered aspect. Outside water supply and lighting.

GENERAL INFORMATION

Directions

CV36 5NF

Take the A3400 leaving Shipston on Stour to the South and after approximately 2.5 miles takes the turning on the Right signposted to Little Wolford. Proceed through the village towards Great Wolford and after crossing the brook at the bottom of the hill, Nethercote Arches will be found on the Left-hand side.

What3Words:

///stag.navigate.folds

Services

Mains water, electricity, and drainage are connected to the property. Heating is from an oil-fired boiler to radiators.

Ofcom estimated Broadband speed- Ultrafast. Ofcom estimated mobile reception "good-variable outdoor" – EE, Vodaphone, O2 & Three

Council Tax

Payable to Stratford District Council.

Listed in Band E

Energy Performance Certificate

Current: 54 Potential: 100 Band: E

Tenancy

The property is available to let for a rent of £1400 per calendar month, exclusive of outgoing: council tax, water rates, telephone, oil and electricity.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Tenancy Agreement.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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