



## **The Garden House Lower Farm, Compton Abdale**

**£1,950 PCM**

A beautifully presented Detached 3 Bedroom Cotswold Stone property set in a mature and tranquil rural setting. To Let Unfurnished for 12 months possibly longer.

To let unfurnished except for carpets and cooker for 12 months possibly longer on an Assured Shorthold Tenancy.

## The Garden House Lower Farm Compton Abdale Gloucestershire GL54 4DS

**A BEAUTIFULLY PRESENTED DETACHED 3 BEDROOM COTSWOLD STONE PROPERTY SET IN A MATURE AND TRANQUIL RURAL SETTING. TO LET UNFURNISHED FOR 12 MONTHS POSSIBLY LONGER.**

- Kitchen/Dining Room
- Utility Room
- Sitting Room
- Bedroom 1 with Ensuite Bathroom
- Bedroom 2
- Bedroom 3
- Shower Room
- EPC Rating E

**VIEWING** Strictly by prior appointment through

Tayler & Fletcher

**Tel: 01451 820913**

### DIRECTIONS

### LOCATION

Compton Abdale comprises one of the most sought after of Cotswold villages set off the beaten track with a very active community centred around the village church and the village hall and yet conveniently located for access to Cheltenham, Cirencester and the wider Cotswolds. The market town of Northleach lies approximately 4 miles to the east, providing a range of local facilities including shops, cafes, pub, post office, pharmacy and Drs surgery. Cirencester lies 10 miles to the south, while the region's major commercial centre of Cheltenham lies 10 miles to the west providing a comprehensive range of services and amenities with excellent shopping including most of the nations largest retailers and restaurants. Cheltenham is also home to Prestbury racecourse, cinemas and the Everyman Theatre and also major festivals including the annual literature, jazz, science and cricket festivals. The surrounding Cotswolds provide for a range of rural leisure pursuits and there is excellent access to the local footpath network.

### DESCRIPTION

The Garden House comprises a substantial detached Cotswold Stone property with a slate roof and with accommodation arranged over two floors with a good sized principle reception room with double aspect and a wide central hall and fully fitted kitchen/dining room with utility and cloakroom to the rear. On the first floor there is a master bedroom with en suite bathroom, two further double bedrooms and a family shower room and walk-in wardrobe. The property occupies a superb and tranquil setting on the western edge of the popular village of Compton Abdale and conveniently situated for access to Cheltenham, the A40 and Oxford.

### Approach

Solid oak front door to:

### Reception Hall

With Karndean floor, stairs rising to first floor and a pair of solid painted timber french doors to the:

### Kitchen/ Dining Room

With a fitted kitchen comprising worktop with one and a half bowl stainless steel sink unit with mixer tap with comprehensive range of cupboards and drawers below, space and plumbing for dishwasher, island unit with cupboards under. Under counter fridge, range of eye-level cupboards and cooker, extractor over hob, tiled splashbacks. Double glazed french doors leading out to the gravelled terrace to the front and further casement window to front elevation.

From the kitchen/dining room, painted timber door to:

### Inner Hall

With painted timber door to:

### Utility Room

With a range of built-in cupboards, stainless steel sink unit with tiled splashback, Grant oil-fired central heating boiler, worktop with space and plumbing for washing machine and space for fridge and freezer.

From the inner hall, door to:

### Cloakroom

With low-level WC with timber seat, wall mounted wash hand basin with tiled splashback and deep built-in storage cupboard/cellar.

From the hall, a pair of solid painted timber doors to:

### Sitting Room

With double aspect with a pair of french doors out to the side of the property and further casements to front and side, deep picture three quarter height window to front elevation, cut stone open fireplace with cut stone hearth, three wall light points and door to below stairs storage cupboard.

From the hall, solid galleries timber staircase to:

### Half Landing

With roof light over and rear lobby area and solid oak door to the rear of the property and the stairs continue from the half landing to the:

### Galleried Main Landing

With painted timber door to walk-in wardrobe and painted timber door to:

### Bedroom 1

With wide casement to side elevation, conservation rooflight, door to built-in wardrobe cupboards and painted timber door to:





## En Suite Bathroom

With low-level WC with timber seat, pedestal wash hand basin, panelled bath, part-tiled walls and conservation rooflight over, recessed ceiling spotlights.

From the landing, archway through to:



## Secondary Landing

With two pairs of doors to airing cupboard with pressurised hot water cylinder, painted timber doors to:

## Bedroom 2

With casement window to front elevation and built-in wardrobes.



## Bedroom 3

With casement window to rear elevation and built-in wardrobe.

From the landing, painted timber door to:

## Shower Room

With corner shower with glazed curved shower screen, low-level WC with timber seat, conservation rooflight and pedestal wash hand basin. Built-in storage cupboard.

## OUTSIDE

The Garden House is approached from the village lane via a solid pair of timber gates leading in turn to extensive gravelled parking and terraced area to the front of the cottage, part enclosed by a Cotswold stone wall and in turn leading on to an open garden laid to lawn with mature deciduous trees surrounding (The Vendor retains access across the gravelled drive to some separate stabling to the rear).



## SERVICES

Mains water and electricity are connected. Oil fired central heating. Shared (with Lower Farm) Septic Tank emptied annually. Gigaclear full fibre broadband service available.

## RENT

£1,950 per calendar month excluding water charges, electricity, council tax and broad band charges.

## HOLDING DEPOSIT

A holding deposit of one week's rent (£450) 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).

## SECURITY DEPOSIT

A security deposit of £2,250 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with TDS Custodial Services by the Landlord.

## COUNCIL TAX

Council Tax band E. Rate Payable for 2021/ 2022 £2,222.28

## EPC RATING

The property has an EPC Rating E.

## RESTRICTIONS

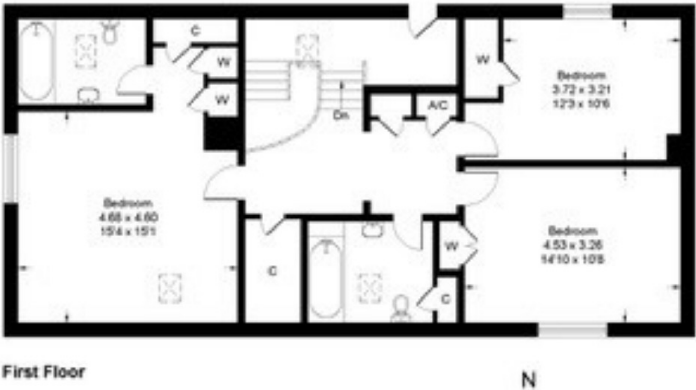
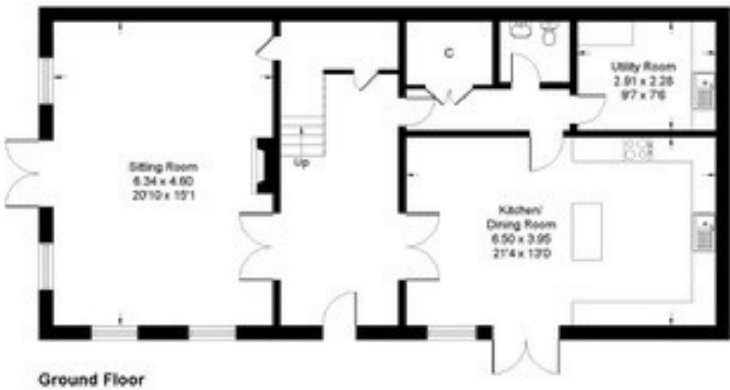
Children and Pets by arrangement. Regrettably no Smokers.

## AGENTS NOTE

Please note the Landlord will be managing this property.

Please Note The Stables and Field are NOT included in the letting of Garden House.

Approximate Gross Internal Area = 177.10 sq m / 1906 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.



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Energy performance certificate (EPC)

Garden House Lower Farm  
Corrigan Avenue  
CHELTENHAM  
GL54 4DS

Energy rating  
**E**

Valid until  
4 August 2030

Certificate number  
0678-6057-7218-7610-3210

**Property type**  
Detached house

**Total floor area**  
175 square metres

**Rules on letting this property**  
Properties can be rented if they have an energy rating from A to E.

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0678-6057-7218-7610-3210>

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