



TO LET UNFURNISHED

**The Flat, Little Charingworth Stud
Chipping Campden**

**A WELL PRESENTED TWO BEDROOM
SINGLE STOREY PROPERTY IN A
DELIGHTFUL RURAL LOCATION ON A
PRIVATE FARM**

Apply Kineton Office

**Entrance Porch, Living Room and Kitchen,
Two Bedrooms, Shower Room, Upvc Double
Glazing, Parking, Courtyard seating area.**

ALL SERVICES & RATES INCLUDED

**Rent: £995.00 pcm
Deposit: £1148.07**

No Tenant Application Fee

THE FLAT, LITTLE CHARINGWORTH STUD – 2 BEDROOMS

£995 pcm

THE FLAT LITTLE CHARINGWORTH STUD CHIPPING CAMPDEN. GL55 6XY

Situated approximately 2 miles from Chipping Campden and Shipston on Stour, 5 miles from Moreton in Marsh (main line train station), 9 miles from Stow on the Wold, 14 miles from Stratford upon Avon

Entrance Porch, Living Room and Kitchen, Two Bedrooms, Shower Room, Courtyard seating area, Parking.

Little Charingworth Stud is in an elevated rural location in the Cotswolds, with far-reaching views of a designated area of outstanding natural beauty. Forming one of several properties in this delightful rural position between the former local market towns of Chipping Campden and Shipston on Stour which both offer good local shopping, schools and recreational facilities. The larger local centres of Stratford upon Avon, Warwick, Leamington Spa, Banbury and Evesham are easily accessible. Plenty of good local walks and country pubs.

Little Charingworth Stud Flat is a well-presented single storey property with all appliances included and all rates, services and internet included in the rent. Accessed via an unadopted drive leading to the farm, The Flat has a small seating area to the front providing a sheltered outdoor space.

The accommodation briefly comprises:

Entrance Porch

Living Room & Kitchen

With tile effect flooring, double aspect and range of kitchen units to one wall under a roll top worktop with stainless steel sink and drainer, four ring electric hob with electric oven under, range of cupboards, under and matching cupboards over. Washing machine, fridge, larder cupboard. Tiled splashback. LED lighting.



Bedroom 1 Outlook to rear, built in wardrobe cupboard.

Bedroom 2 Outlook to rear, built in wardrobe cupboard.

Shower Room

Enclosed shower cubicle, pedestal wash hand basin, close coupled WC, extractor, towel radiator, obscured window.



OUTSIDE

To the front a courtyard area provides seating space. Ample parking.

GENERAL INFORMATION

Services

All services are included at the property, including council tax, lighting, heating and wireless broadband.

Tenancy

The Flat is available to let for a period of six to twelve months at a rent of **f995 per calendar month inclusive of outgoings detailed above.**

EPC Rating: C

Viewing

By appointment through the letting agents:

Seccombes

01926 640498

2 Banbury Street, Kineton CV35 0LT

Email: kineton@seccombes.co.uk

Office Hours

Monday to Friday: 9.00 am to 5.30 pm

Saturday: 9.00 am to 1.00 pm

Deposit

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

Directions

GL55 6XY

From the centre of Shipston on Stour, take the B4035 for Chipping Campden. At the Portobello Crossroads proceed straight over the Fosseway (A429). Continue for approximately one and half miles and immediately after a sharp left-hand bend for about 150 yards turn left to go onto a private driveway. Continue up the drive and nearing the top of the hill bear left to Little Charingworth Stud. Proceed through the electric gates and parking for the cottage will be found on the right-hand side beside the property.

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.

JKC/2124/25/2/2022