



18 Rodmarton, Cirencester, GL7 6PE

£1,450 pcm

A charming, semi-detached period cottage set in the heart of the sought-after village of Rodmarton.
Available for a long term let.

The Property

DESCRIPTION 18 Rodmarton is a charming, semi-detached period cottage set in the heart of the sought-after village of Rodmarton. The cosy accommodation is arranged over two floors with the ground floor comprising of a living room with wood burning stove, a spacious kitchen/breakfast room and a downstairs WC. On the second floor there are three good sized bedrooms and a bathroom with shower over bath. The property can be accessed through a pedestrian gate and there is a side gate through to a lovely garden laid mainly to lawn. A path leads down the garden for access to and stunning views of the common land.

LOCATION Rodmarton is a pretty Cotswold village lying just north of the A433 equidistant between Cirencester and Tetbury and surrounded by beautiful Cotswold countryside. The village benefits from a parish church and a well-regarded Primary School. Nearby is the larger village of Kemble which also has a primary school as well as a village shop and train station with regular services to London Paddington (75 minutes). Cirencester, known as the Capital of the Cotswolds, has a range of amenities including a Waitrose, leisure centre, secondary schools and sixth form college. Local private schools include Rendcomb College, Westonbirt School and Beaudesert Park at Minchinhampton. There is an

abundance of equestrian activities within the area, with both riding stables and polo located at Cirencester Park, racing at Cheltenham, and three-day eventing Horse Trials at Gatcombe and Badminton. Other sporting pursuits include golf at Minchinhampton and South Cerney, whilst the nearby Cotswold Water Parks hosts many water sports. Commuters have excellent access to both the M4 and M5 (Bristol, Bath, Gloucester, Swindon) via the A417/9 dual carriageway.

Directions

[tps://w3w.co/banquets.dustbin.loads](https://w3w.co/banquets.dustbin.loads)

Local Authority

Cotswold District Council

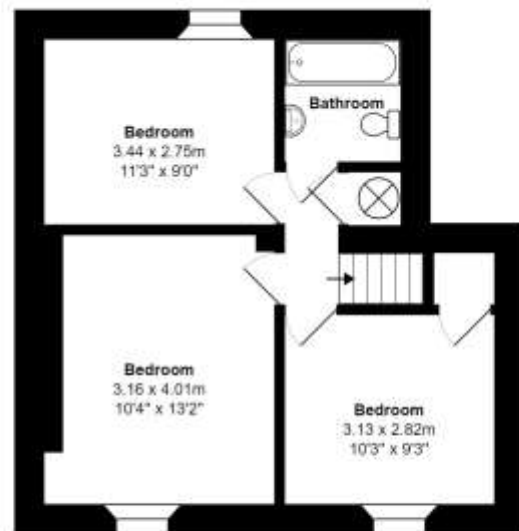
Council Tax

C £1,834

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Total Area: 87.5 m² ... 942 ft²

All measurements are approximate and for display purposes only