



30 Rodmarton, Cirencester, Gloucestershire, GL7 6PE

£1,450 pcm

A very pretty traditional double fronted Cotswold stone cottage located in the peaceful rural village of Rodmarton.

01666 840 886

jamespyle.co.uk interested@jamespyle.co.uk

4 The Old School, High Street, Sherston SN16 0LH
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953
VAT Reg No: 142054549



The Property

This very pretty double-fronted period cottage is located in the peaceful rural village of Rodmarton, 4 miles from the Cotswold market town of Tetbury and 6 miles from the Capital of the Cotswolds Cirencester. Traditionally built of Cotswold stone, the cottage offers characterful accommodation of around 900 sq.ft. The living room features a stone fireplace with modern wood-burner inset, whilst there is a separate study room adjoining. The fitted kitchen/breakfast room leads to a rear lobby and downstairs WC. Upstairs, there are three bedrooms and a bathroom fitted with a shower over the bath. There is on street parking easily available in front of the cottage. The rear garden is of good-size benefitting from side access and a garden store within it. The garden is landscaped with steps up to a patio terrace and lawn beyond containing mature trees.

Situation

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.

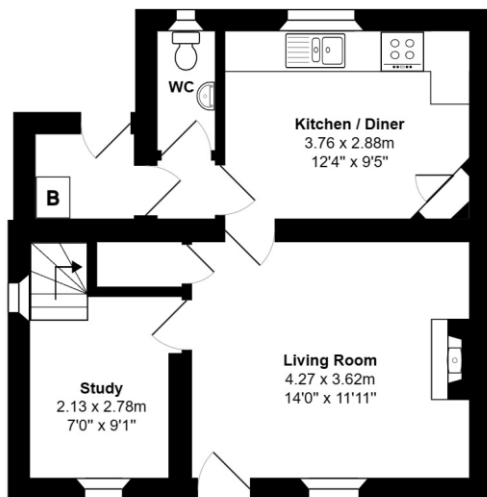
Local Authority

Cotswold District Council

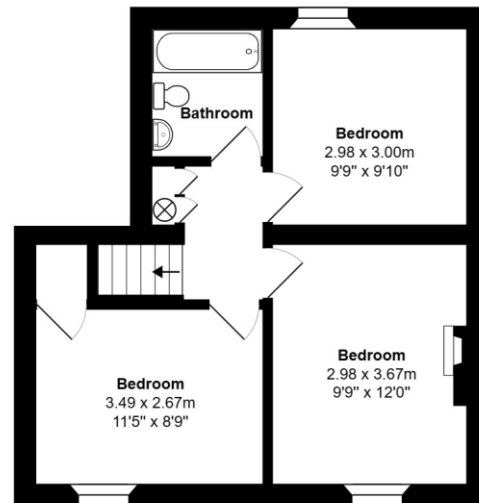
Council Tax

D £2,005

Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Total Area: 83.5 m² ... 899 ft²

All measurements are approximate and for display purposes only