



The Bothy, Elkstone, Cheltenham, Gloucestershire, GL53 9PT

£1,900 pcm

Set within an idyllic rural private country estate equidistance to Cheltenham and Cirencester (7 miles). A charming 2 bedroom period property with well-proportioned accommodation.

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The Property

DESCRIPTION The Bothy is a charming period property occupying an enviable rural setting within a private countryside estate on the edge of the village of Elkstone, just 7 miles from Cheltenham and Cirencester. The property is deceptively spacious offering well-proportioned room sizes and around 1,267 sq.ft. of accommodation. The principal reception area comprises an open plan arrangement incorporating a living room with a fireplace, fitted kitchen and dining area. There are two large double bedrooms, the main bedroom of which has a separate dressing room and en-suite bathroom. An entrance hall provides built-in storage and leads to a shower room. There is an easy to maintain garden beside the property comprising a patio terrace and small lawn. Private parking is available in front.

SITUATION The property is situated within a private country estate on the outskirts of the picturesque village of Elkstone offering spectacular views over open countryside, considered an Area of Outstanding Natural Beauty. Elkstone has the benefit of a proactive parish church, a village hall and the neighbouring villages of Coberley and Birdlip have excellent primary schools as well as well regarded pubs nearby. Elkstone Studios is located nearby with a bakery/café, butchers, gym and other small businesses. The village is equidistant from the

towns of Cirencester and Cheltenham which are both easily accessed via the A417, with further links to the M4 and M5. There are fast direct trains which run from Kemble Station to London Paddington in about 75 minutes.

Directions

Please meet the viewing staff at Elkstone Studios to be shown to the property. Elkstone Studios Postcode: GL53 9PQ. What3words: ///pace.pitch.procured

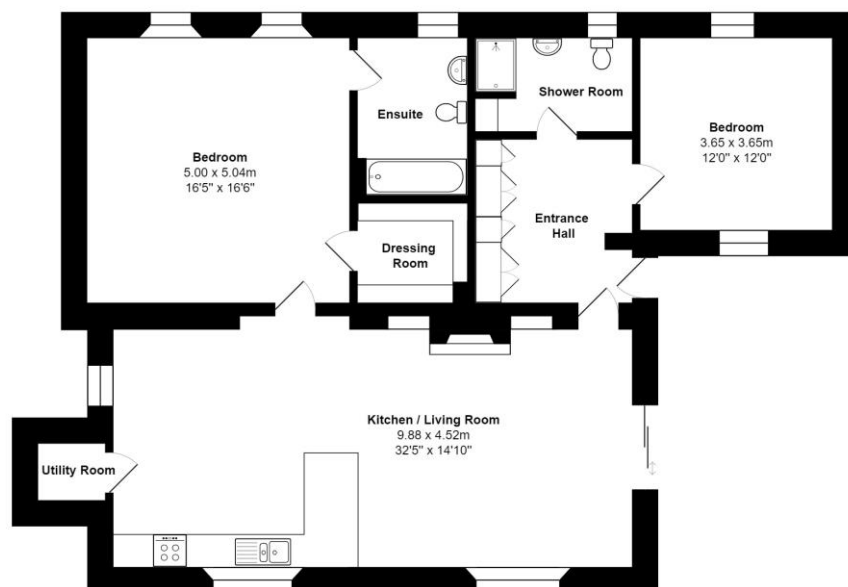
Local Authority

Cotswold District Council

Council Tax

A £1,376

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Total Area: 117.7 m² ... 1267 ft²

All measurements are approximate and for display purposes only