



## TO LET UNFURNISHED

AN ATTRACTIVE VICTORIAN MID-TERRACE  
COTTAGE WITH PATIO GARDEN AND  
PARKING

RENT: £985.00 pcm  
DEPOSIT: £1136.53  
HOLDING DEPOSIT £227.30

NO TENANT APPLICATION FEES

- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Small courtyard to front
- Allocated Parking
- EPC Band D

1 THE LEYS, CHERINGTON  
£985 PCM

# 1 THE LEYS CHERINGTON CV36 5HX

5 miles from Shiston on Stour  
10 miles from Chipping Norton  
6 miles from Moreton in Marsh  
11 miles from Banbury (M40 Junction 11)

## THREE BEDROOM MID-TERRACE VICTORIAN COTTAGE WITH COURTYARD GARDEN.

Viewing strictly by appointment  
Tel: 01926 640 498  
lettings@colebrookseccombes.co.uk

**Cherington** is an attractive village set in the undulating South Warwickshire countryside, close to the Cotswold and to the North Oxfordshire and North Gloucestershire County borders. Cherington has a parish church, public house and village hall and adjoins the neighbouring village of Stourton. The local towns of Shipston on Stour, Moreton in Marsh and Chipping Norton offer a comprehensive range of shopping, schooling and recreational facilities.

**1 The Leys** is a well-presented three-bedroom mid-terrace Victorian cottage which retains some original features. The property benefits from Air Source Heat Pump central heating and double-glazed windows to the rear. There is a courtyard garden to the front of the property and off-street parking for up to 2 cars.

Room Measurements are available on the floor plans.

### THE GROUND FLOOR

**Kitchen/Diner** Range of base and wall units, double electric oven, extractor hood, 1.5 bowl stainless steel sink unit, plumbing for dishwasher/washing machine and air source heat pump.  
**Sitting Room** Character oak-beamed ceiling, stone/brick fireplace with log-effect electric fire, an original old bread oven feature, eye-level built in storage with space under, dual aspect windows and fitted carpet. Stairs to:

### THE FIRST FLOOR

**Landing** window to front. Small overhead storage cupboard.  
**Bedroom One** Decorative Victorian fireplace, walk-in wardrobe, fitted shelving and radiator. **Bedroom Two** Built-in wardrobe and overhead storage, radiator **Bedroom Three** Window to rear.  
**Bathroom** Double shower cubicle, wash hand basin and WC. No access to loft space.

### OUTSIDE

Courtyard/patio garden with veranda, situated to the front. There are flower borders and low-rise picket fencing. The gravel area provides off-street parking for two cars.



### GENERAL INFORMATION

#### Directions

From the centre of Shipston on Stour take the A3400 south for Oxford. After about 3 miles take the second turning left by a gate lodge signposted to Cherington and Stourton. On entering the village of Cherington, continue for about 500 yards, and the driveway into The Leys is on the right.

What3Words:

///shapeless.dices.legroom

#### Services

Mains water (metered), drainage and electricity are connected to the property. The rent excludes the costs for heating, electricity, water, council tax and internet access. Ofcom Broadband availability: 32Mbps Ofcom Mobile coverage: EE, O2 & Vodaphone.

Private parking space for up to two cars. EV charging - none

#### Council Tax

Payable to Stratford District Council. Listed in Band D

#### Energy Performance Certificate

Current: 61 Potential: 88 Band: D

#### Tenancy

The property is available to let for a period of six months at a rent of £985 per calendar month exclusive of council tax, water rates, electricity, telephone, internet and gas charges.

#### Deposit

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

#### Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

### 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/CS1574/12.03.2024