To Let

Shepherds Lodge
Coln Rogers, Gloucestershire

A newly converted barn, situated in an idyllic rural location in the heart of the Coln Valley

Accommodation

Open Plan Kitchen / Sitting Room • Double Bedroom • Single Bedroom • Shower Room • Parking • Countryside Views

Description

Shepherds Lodge is a single-story barn, converted to a high specification, whilst retaining a high ceiling with exposed beams. The barn also benefits from having large windows to the rear, taking advantage of open countryside views.

Location

Burford 12 miles; Cirencester 8 miles; Cheltenham 17 miles (all distances approximate)

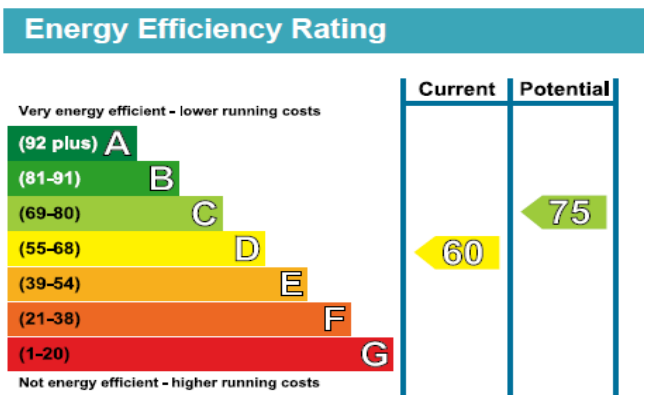
Situation & Amenities

Nestled in the heart of the Coln Valley, Coln Rogers takes its name from the Knight Roger of Gloucester and boasts the beautiful Saxon church of St Andrews.

The second largest Roman city in England, Cirencester (8 miles), known as “the Capital of the Cotswolds”, provides an excellent range of everyday shopping facilities. Whilst the larger spa town of Cheltenham offers further extensive shopping, restaurants, parks and cultural amenities.

The M4 and M5 motorways provide connections to other parts of the country and Intercity train services run to London (Paddington) from Swindon and Kemble.

Water sports at Cotswold Water Park. Golf at Burford and Cirencester. Polo at Cirencester. Racing at Cheltenham and Stratford.



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Fixtures and Fittings

Available to Let unfurnished. Having induction hob and electric oven, integral dishwasher, under counter fridge and washer dryer. Space for separate fridge freezer.

(Please note any items shown in marketing material or during a viewing may be subject to change prior to a tenancy commencing).

Services

Mains water and electricity. Electric heating. Septic tank drainage. Telephone, Satellite and TV & Broadband (all subject to packages and availability)

Cotswold District Council – Band C

Outgoings

The tenant(s) will be responsible for:

1. All outgoings and running costs during the tenancy, to include Council Tax.
2. The tenancy set up costs as outlined in our Application Form.

Viewings

Strictly by appointment. Telephone 01993 822325.

Directions GL54 3LA

From Burford travel on the A40 towards Cheltenham and after 1 mile turn left on to the B4425 signed to Bibury and Cirencester. Continue for approx. 10 miles through Bibury and on leaving the village, turn right to Chedworth. Continue for approx. 2 miles and turn right at the crossroads to Winson. Approaching Winson, bear left signed to Coln St Denis & Coln Rogers and proceed through the village of Coln St Denis to Coln Rogers. Continue towards the village of Coln Rogers and at the right-hand bend, bear left towards the Stratford Place Stud. Continue up the hill and Shepherd's Lodge can be found at the top of the hill on the right-hand side.

Disclaimer
These particulars including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn, nor the landlord, accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before traveling to view this property.

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