

## THE PROPERTY



### TO LET UNFURNISHED

A CHARMING WELL PRESENTED PERIOD  
STONE COTTAGE WITH TWO  
BEDROOMS & LARGE GARDEN

HOLDING DEPOSIT: £229.61  
RENT: £995.00 pcm  
DEPOSIT: £1148.07

NO TENANT APPLICATION FEES

- Kitchen Living room
- Two Bedrooms
- Shower room
- Large Garden
- Outbuilding
- Off-Street Parking
- EPC Band D

BOURTON ON THE HILL  
£995 PCM

# RAMBLER COTTAGE BOURTON ON THE HILL GLOUCESTERSHIRE GL56 9AE

9 miles from Shipston on Stour  
3 miles from Moreton in Marsh  
18 miles from Stratford-upon-Avon  
7 miles from Broadway

## TWO BEDROOM PERIOD COTTAGE PRESENTED TO AN EXCELLENT LEVEL WITH LARGE GARDEN

Viewing strictly by appointment  
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**Bourton on the hill** is a charming Cotswold village cited on the east facing elevation mid-way between Blockley and the market town of Moreton in Marsh. Within the village the popular and well-regarded Horse and Groom public house is within walking distance of the property. Located at the top of the hill is a petrol and service station. Moreton in Marsh offers a wide range of local, chain and independent stores, together with the mainline railway station to London Paddington.

**Rambler Cottage** comprises a charming character period property located in the heart of this desirable Cotswold village. An unmade track from the street leads to the rear of the cottages where a pathway runs the full length of the garden leading to Rambler Cottage. The property has recently undergone redecoration and improvement works throughout the two-storey accommodation.

### THE GROUND FLOOR

Part-glazed front door opens to **Entrance** with staircase to first floor and open plan **Living Room/Kitchen** 7.09m x 3.42m (23'3" x 11'2") fitted with worktop set to two walls and returning to the centre of the room with a breakfast bar. Inset stainless steel single bowl single drainer sink with mixer tap, inset four ring electric hob with built-in single electric oven under and extractor hood over. Built-in drawers and cupboards, space and plumbing for washing machine, dishwasher and fridge. Matching wall cupboards over. Exposed beams and timbers. Open plan into the **Living Room** with tiled floor continued from the kitchen, under stairs storage cupboard. Decorative Gas stove set to corner fireplace with flagstone hearth and window seat to front.

### THE FIRST FLOOR

**Landing.** Bedroom One 3.70m x 3.50m (12'1" x 11'5") outlook to the front of the property. **Bedroom Two** 2.99m x 1.88m

(9'9" x 6'2") with window to side and walk-in wardrobe cupboard with electric light. **Shower Room** fitted with corner shower cubicle with glazed sliding doors, pedestal wash hand basin and close coupled WC. Towel radiator, obscured glazed window, extractor fan and tiled floor.

### OUTSIDE

To the rear of the property a shared paved courtyard leads to an **Outhouse** 4.10m x 3.25m (13'5" x 10'7") with window to front and electric light. Paved pathway continues to a large unenclosed garden laid to lawn with timber shed and flowerbeds, mature shrubs and bushes. To the end of the garden a stone wall with pedestrian access leads to parking area thanks to an informal agreement with the local landowner and views towards Batsford Arboretum.

### GENERAL INFORMATION

Directions: GL56 9AE

From Moreton in Marsh proceed west along the A44 into Bourton on the Hill and continue up the hill where the property will be found on the right-hand side identified by our To Let board.

What3 Words //ruffling.toads.wriggle

Services

Mains water, gas, drainage and electricity are connected to the property. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage Likely: 3, EE, O2 & Vodafone.

Parking thanks to an informal agreement with local landowner.

Council Tax

Payable to Cotswold District Council. Listed in Band C

Energy Performance Certificate

Current: 66 Potential: 91

Band: D

Tenancy

The property is available to let for a period of six months at a rent of £995 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, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events. NB the access to the property is shared with neighbouring properties and access across shared pathways

### 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.

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