



**Icomb Proper
Icomb, Gloucestershire**

TO LET

A detached farmhouse with exceptional open views over the Cotswold countryside

Accommodation

2 Reception Rooms • Kitchen/Breakfast Room • Utility/Boot Room • Cloakroom
4 Double Bedrooms • 3 Bathrooms
Private Driveway Parking • Garage
South Facing Garden and Exceptional Views

Description

The location of Icomb Proper is by far one of the most exceptional to take in the breath-taking views over the Cotswolds.

On the edge of a highly regarded village, this beautiful family home is presented to a high standard throughout and provides adaptable and well proportioned accommodation on 2 floors.

There is a good sized garden surrounding the property which are mainly laid to lawn with mature trees and a walled garden area with shrub and flower borders.

Situation & Amenities

Stow-on-the-Wold 3 miles • Kingham Station 5 miles • Burford 7 miles • Cheltenham 22 miles
(all distances approximate)

Icomb village is in a designated Area of Outstanding Natural Beauty and has a documented Saxon history. The nearby historic market town of Stow-on-the-Wold offers adequate facilities for day to day requirements, including large supermarket and a good selection of specialty shops and restaurants. The larger centres of Cheltenham and Oxford offer more comprehensive shopping leisure and cultural facilities.

The mainline station at Kingham serves Oxford to London Paddington and the Midlands. The Fosse Way and the A40 provide excellent car access to the M40, M4 and M5.

There are several outstanding public and state schools in the area, including Sherborne, Great Rissington and Burford Primary Schools and Burford School, Kingham Hill School and the Cotswold School in Bourton-on-the-Water. Further outstanding schooling can be found in Cheltenham and Oxford.



ACCOMMODATION

GROUND FLOOR

Reception Hall: Front door gives access to the reception hall with stairs up to first floor landing. Understair storage cupboard. Step up to:

Cloakroom: With W.C. and wash hand basin. Coat hanging space.

Drawing Room: 16' x 24' (into the bay window) Spacious reception room with double aspect and bay style window to the front, taking full advantage of the far reaching views. Stone fireplace and hearth with open fire. Wall lights.

Family Room/Snug: 11'11 x 16'6 (into the Bay window) With fireplace having open fire. Bay window with exceptional views. Wall lights. Double doors and step up to:

Kitchen/Breakfast Room: 21'9 x 12'4 (at widest) and 21'9 x 11'2 at narrowest. L-shaped room fitted with wall and base units and central island with storage. Range cooker with extractor over. 1 ½ stainless steel sink unit. Integral dishwasher. Space for Fridge Freezer. Space for table and chairs. Double glazed doors out to the rear paved terrace. Door to:

Utility Room: 17'3 x 7'. Fitted with base units. Door to side of the property and further door to the integral garage. Plumbing for washing machine and space for tumble dryer.

FIRST FLOOR

Landing: Spacious galleried landing, with space to have a study area. Window to the front. Double door storage cupboard housing the hot water tank. Hatch to loft storage.

Master Bedroom: 16'5 x 20'2 (max) 13'8 (min). Spacious double bedroom with fitted wardrobe storage. Triple aspect windows looking over the garden and to the countryside beyond. Wall lights. Door to:

En-suite Bathroom: With vanity wash hand basin with mirror and light over, W.C. and bath with shower over and glazed screen. Heated towel rail. Window to the side of the property.

Bedroom 2: 13'3 x 11'5. Double bedroom with windows to the front and side. Wall lights. Door to:

En-suite Bathroom: With vanity wash hand basin having mirror and light over, W.C. and bath with shower over and glazed screen. Heated towel rail.

Bedroom 3: 13'4 x 12'11. Double bedroom with fitted wardrobe. Wall lights. Window to the side of the property.

Family Bathroom: With vanity wash hand basin having mirror and light over, w.c., bath with hand held shower and separate glazed shower cubicle. Heated towel rail.

Bedroom 4: 17'4 x 10'7. Double bedroom with window over looking the garden and window to the rear. Fitted cupboard. Wall lights.

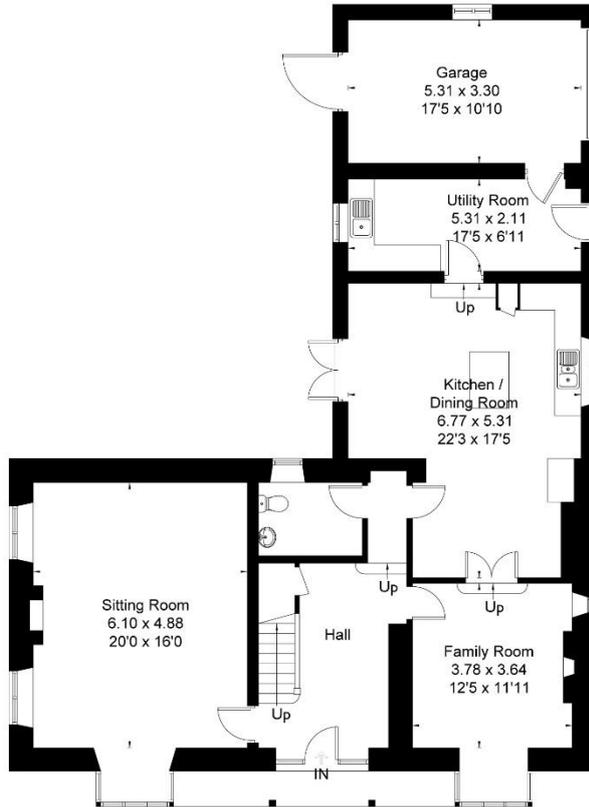
OUTSIDE

The property is approached via a private farm road and leads to gravelled parking to the side of the property. To the rear of the house is an integral single garage with up and over door and housing the oil fired central heating boiler.

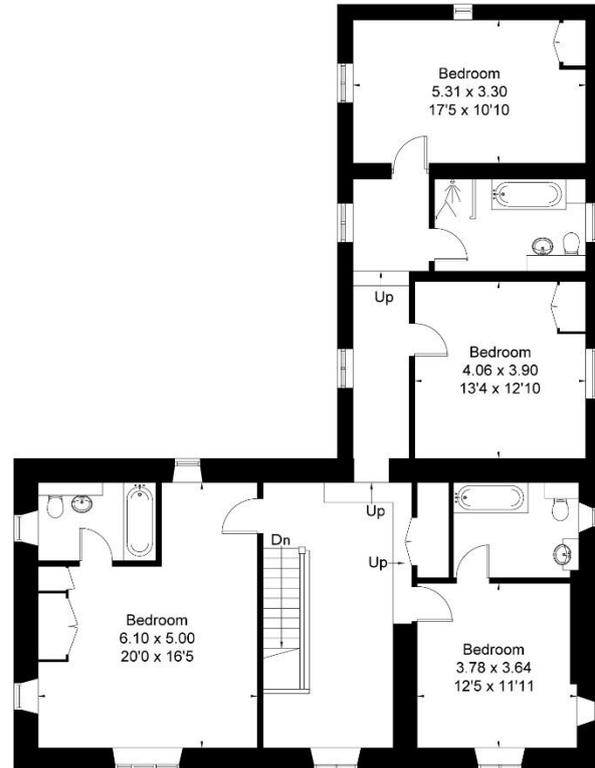
GARDEN

A stone path leads to the front door of the property with the fenced front garden area laid to lawn and backing on to open fields. The garden extends to the side and rear of the house with a paved terrace ideal for alfresco dining. The garden also benefits from mature trees and a walled garden area with herbaceous shrubs and planting.

Approximate Area = 267.6 sq m / 2880 sq ft (Including Garage)



Ground Floor



First Floor

Fixtures and Fittings

Available to let **Unfurnished** with the existing fixtures and fittings described in these letting particulars. Please note items shown in marketing material or during a viewing are subject to change.

Services

Mains water and electricity. Oil fired central heating. Septic tank drainage. Telephone and Broadband availability subject to individual packages and BT transfer regulations.

Council Tax

Cotswold District Council – Telephone 01285 623000

Outgoings

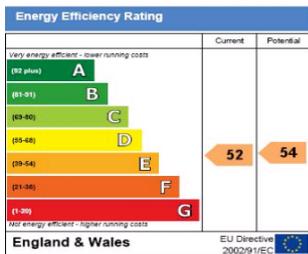
A Tenant is responsible for all outgoing and running costs during the tenancy to include Council Tax, all utility accounts, the monthly rent and the equivalent to 5 weeks rent as a deposit.

Viewings

Strictly by appointment - Telephone 01993 822325.

Directions GL54 1HZ

Travelling down Burford High Street, proceed over the bridge and at the mini roundabout, turn left onto the A424 towards Stow-on-the-Wold. After approximately 7 miles, turn right signed to Icomb. Proceed on this road for approx. 0.7 miles, then turn left up a private track signposted to Icomb Proper. Icomb Proper will then be found straight ahead.



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