



2 Bedroom
Cottage
in Culkerton,
near Tetbury

£1,495 Per Month

West End Cottage
Oxleaze Road
Culkerton
Tetbury
GL8 8SS



Victoria Allman
lettings

- Character Cotswold cottage in beautiful village location
- Conveniently located for Tetbury, Cirencester & Kemble station
- Newly updated throughout
- Large living room with open fire
- Two double bedrooms
- Private off-street parking for two cars
- Council Tax Band C (Cotswolds)
- EPC Rating E
- Available from April
- Not suitable for pets



SUMMARY

West End Cottage is a charming two bedroom property tucked away in the beautiful rural hamlet of Culkerton, just three miles from Tetbury.

This is an ideal location for a professional single person or couple looking to enjoy the South Cotswolds, whilst still having great commuter access to London and other regional centres.

Available from April on a long-term let. Sorry, not suitable for pets.

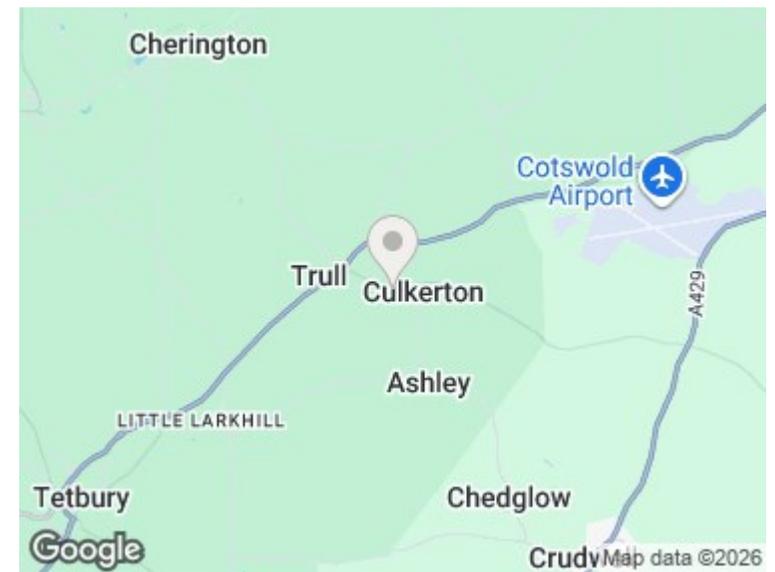
DESCRIPTION

West End Cottage is a large, well presented two bedroom period cottage which has been recently refurbished. The front door opens to an entrance hall with a WC and a useful boot room. To the left is a large living room with a welcoming open fireplace. This leads on to a well-equipped, dual-aspect kitchen/breakfast room complete with integrated appliances and shaker-style fitted cupboards. The stairway off the living room leads to double bedrooms, both with built-in wardrobes. A large and beautifully presented bathroom is equipped with a separate bath and walk-in shower. The cottage has been newly decorated with new carpets and flooring throughout. Externally, there is a private seating area for relaxing outdoors as well as private off-street parking for two cars.

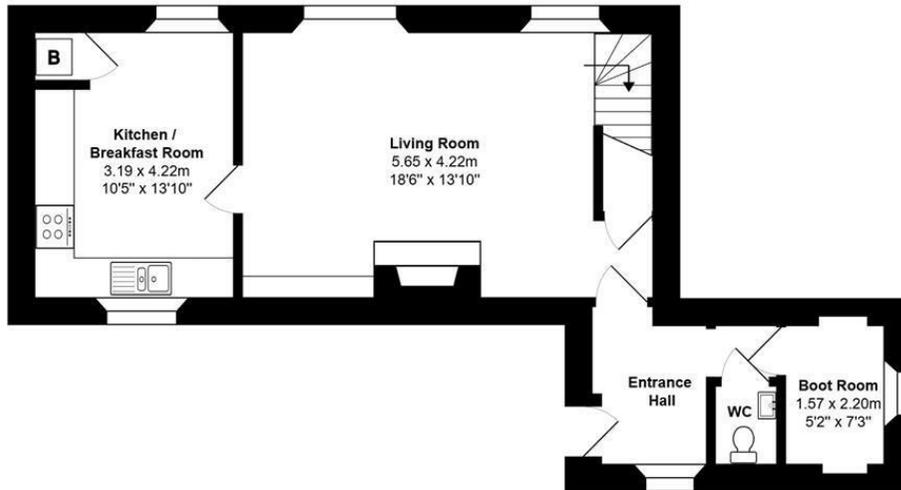
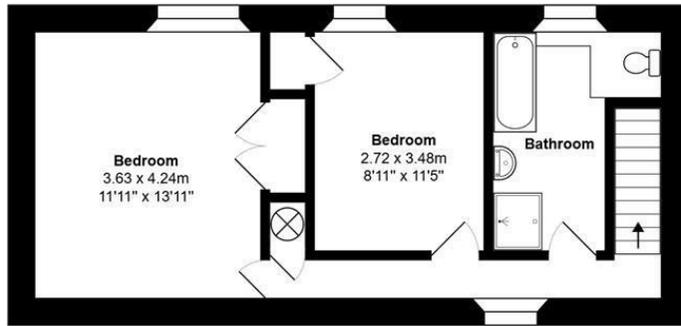
SITUATION

The pretty hamlet of Culkerton is situated just over three miles from Tetbury and comprises a handful of beautiful country houses, farm buildings and cottages. The hamlet is surrounded by rolling Cotswold countryside and is perfect for country walks. The area is well known for its royal connections, with King Charles' Highgrove House and Princess Anne's Gatcombe House both close by. The beautiful Westonbirt Arboretum is also less than 15 minutes drive away. Tetbury town centre offers a broad range of shops and amenities for everyday needs including a large supermarket, hospital, and a post office. There are also a number of quality boutiques, delicatessans and antique shops, as well as some excellent restaurants and cafes which contribute to a busy social scene. Cirencester, just a 15 minute drive, offers even greater shops and services, including a Waitrose supermarket.

Conveniently located less than half an hour from both the M4 and M5 motorways, Culkerton is within easy reach of Cheltenham, Bath, Bristol and Swindon. Nearby Kemble Railway Station - just a 10 minute drive - provides regular fast services to London and other regional centres.







REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and oil fired central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

From Tetbury head north east on the A433 (London Road) in the direction of Cirencester for around 3 miles. Turn right onto Oxleaze Road and continue for around half a mile into Culkerton. West End Cottage is on the right hand side.

Postcode: GL8 8SS

What3Words:
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CONTACT

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