



Saintbury

£825 pcm

Available  
December



A charming stone cottage \* Prestigious Cotswold village \* Two spacious receptions \* Two bedrooms \* Original beams \* Stunning views \* Excellent order \*

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**Chestnut Cottage  
Saintbury  
WR12 7PX**



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**This is a charming stone built cottage which occupies an enviable position within the highly sought after Village of Saintbury. Conveniently located c. 3 miles from Chipping Campden and Honeybourne (which has a station on the main line to London Paddington) the cottage boasts character features such as panelled doors and wall and ceiling beams.**

**Well presented throughout the accommodation, comprises, lounge, dining hall, kitchen/breakfast room, downstairs bathroom and two double bedrooms.**

**There is off road parking for one vehicle and a south facing garden with stunning views.**

**ACCOMMODATION:**

Wide glazed canopied entrance porch with wood panelled entrance door leading to the,

**Dining Hall 11'6 x 10'7 (3.5m x 3.2m).** Large window to the side, radiator, storage recess. Door leads to vestibule with radiator and stairs to the first floor with cupboard below.

**Living Room 13'3 x 12'1 (4m x 3.6m).** Open fireplace with grate, mantle and hearth. Two windows providing dual aspect to the front and rear. Beams. Double radiator, wall lights.

**Kitchen/breakfast Room 11'6 x 9'2 (3.5m x 2.7m).** With a range of base and wall mounted units with laminated work surfaces and wall tiling. Fitted Zanussi double electric oven and electric hob. Fridge and plumbing for washing machine. Recently fitted wall mounted Worcester gas fired boiler supplying domestic hot water and central heating. Two windows providing dual aspect with the rear one providing stunning views over the garden to nearby countryside.

**Ground Floor Bathroom.** With a white suite comprising, panelled bath with hand held shower unit, wash hand basin, separate shower cubicle with tiling and Mira 415 unit. Radiator, vanity light and medicine cabinet. Window to the rear with views.

**Separate WC** with window to the rear.

**First Floor Landing.** With window to the front and beams

**Bedroom One 12'7 x 10'3 (3.8m x 3.1m).** Wash hand basin, beams throughout, two windows providing dual aspect with views, radiator. Double bed base if required.

**Bedroom Two.** Beams throughout, radiator, window to the rear.

**OUTSIDE**

There is a parking area for one vehicle, which is set back from the roadside.

The garden lies to the south of the property and enjoys spectacular views over countryside towards nearby Willersey and beyond. This has been laid mainly to lawn with well stocked flower and shrub borders as well as a good sized paved patio area.

08 11 19 EPC E

**The property is under the Wychavon District Council 01386 565000.**

**Important Notes and Tenancy Conditions.**

1. The rent is to be paid in advance by standing order and the assured shorthold tenancy will be initially for 6 months, subject to satisfactory references.
2. No smokers or pets will be accepted unless by arrangement.
3. No fees will be payable by the tenant apart from a holding deposit equal to one weeks rent. This will then be offset against the rent. However, this will be forfeited if the referencing checks are failed or the tenant changes their mind.
4. When the tenant signs the tenancy agreement, they will need to pay one month rent in advance as well as a deposit equal to five weeks rent, which will be protected by The Deposit Protection Service (no charge for registering).
5. Any adult who is to occupy the property will be required to sign/have their name on the tenancy agreement. Similarly anyone acting as Guarantor will also need to sign and be named on the agreement.
6. No personal cheques will be accepted unless cleared before the start of the tenancy.

The tenant is also responsible for paying Council Tax, Water Electricity, Gas and Telephone charges and is also responsible for insuring their own furniture and personal effects whilst in the premises.

**We are now required by HM Customs and Excise to verify the identity of all landlords and tenants. Therefore if you decide to rent this property, two forms of identification will be required.**