

LONGFIELD COTTAGE

Culkerton, Nr. Kemble, Gloucestershire



MOORE ALLEN
& INNOCENT

LONGFIELD COTTAGE £ 1,495 PCM

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A delightful and spacious three double bedroom, two bath /shower room detached 19th Century Period cottage with a beautiful garden and double garage, occupying a secluded position within this picturesque rural hamlet between Cirencester and Tetbury convenient for Kemble station.

Accommodation

Available immediately and for a long let if desired the centrally heated property offers flexible accommodation set over two floors and further benefits from an abundance of natural light on account of the pleasant southerly orientation as well as a whole host of charming Period character including timber ceiling beams, original bread oven and a large feature inglenook fireplace.

Approached via a private gated driveway with plentiful car parking in front of the sizeable double garage and store, a glazed side entrance porch /boot room opens to a lovely dual-aspect kitchen /breakfast room complete with a practical range of fitted units, oven, hob, dishwasher and fridge, together with space for further appliances and a breakfast table as required.

Adjacent to the kitchen is a good-sized family dining room with an impressive inglenook fireplace, oak bressummer and original bread oven alongside a range of display shelving, stairs rising to the first floor and a semi-glazed door to the stone built front entrance porch.

A second door leads through to another large reception room offering lovely views of the garden and featuring an open fireplace with inset Jetmaster log burner, display mantle and hearth.

At the end of the cottage is a further good-sized reception room which offers superb flexibility of use whether as a family room, home office or more recently, a useful third double bedroom.

Also on the ground floor is a well-appointed shower room with w/c and walk-in shower cubicle, whilst completing the ground floor accommodation is a dedicated utility room - with fitted sink, worktops, storage and plumbing for laundry appliances as well as a semi-glazed door to the side courtyard and a kitchen garden area with greenhouse.

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At first floor level there are two further double bedrooms – both with fitted storage and including a larger than average master bedroom offering a lovely dual aspect over the garden and surrounding pasture.

The family bathroom on this floor offers a hand wash basin, w/c, vanity unit and white bath suite with handheld shower over.

Heating is supplied via an oil-fired central heating system feeding radiators and Gigaclear ultrafast fibre broadband is also now available within the village and ideal whether for streaming entertainment or home working.

Externally the gardens are a particular highlight of the property featuring a well-established front lawn bordered by Cotswold stone

walling, deep shrub borders and benefitting from a sunny southerly aspect overlooking the neighbouring fields.

Adjoining the garden is a generous off-road parking area in front of the double garage /workshop with twin up and over doors, a secondary pedestrian side door, power and light.

This charming Cotswold cottage enjoys an enviable position within this pretty rural hamlet and offers a superb opportunity whether as a full-time residence or perhaps just a part-time retreat?

Close to Home

Culkerton is a lovely Cotswold hamlet positioned away from main roads amidst unspoilt countryside and comprising a range of mainly Period cottages. The entire settlement and surrounding

countryside are designated as an Area of Outstanding Natural Beauty.

Nearby Tetbury (c. 4 miles) and Cirencester (c. 8 miles) both offer a good choice of everyday shops and services whilst the main regional centres such as Cheltenham, Bath, Bristol and Swindon are all within daily commuting distance. The M4 (J17) is approximately 12 miles to the south.

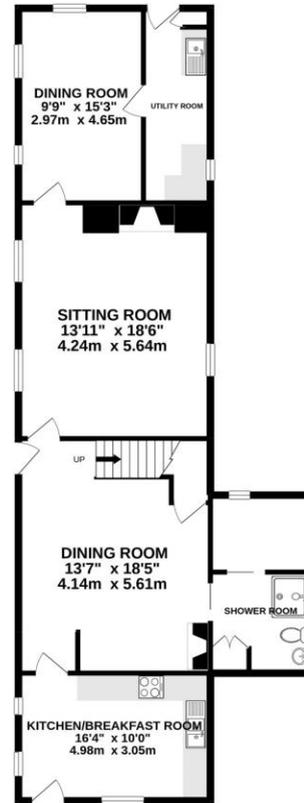
A further particular benefit of the hamlet is its relative proximity to Kemble (being about 4 miles distant) within its village stores /post office and mainline railway station from where direct trains to London Paddington take approximately 75 minutes.

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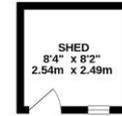




GROUND FLOOR
1033 sq ft. (94.1 sq.m.) approx.



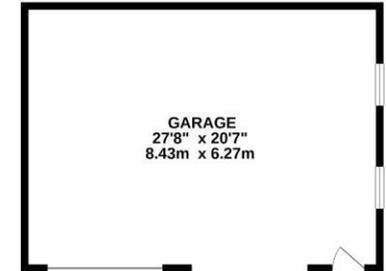
SHED
68 sq ft. (6.3 sq.m.) approx.



1ST FLOOR
504 sq ft. (46.9 sq.m.) approx.



GARAGE
569 sq ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1518sq.ft. (141.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

We understand that mains water, telephone and electricity are connected. Oil fired heating and hot water system.

Council Tax - Band E

EPC – Band E-45

Viewings are strictly by appointment via the sole Agent:
Moore Allen & Innocent



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DISCLAIMER

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