established 200 years

Tayler & Fletcher









Rockville, The Quarry, Brockhampton, Cheltenham, GL54 5XL

Rent £1,650 Per Calendar Month

A stone built detached three double bedroomed Cottage with shower room, bathroom, garden and parking. Available to view from 10th November.

To Let Unfurnished Except for Carpets, Curtains and Blinds. Available from 12th November.

Brockhampton

Brockhampton is a charming and unspoilt small rural Cotswolds village set on the Western edge of the Cotswolds which along with the adjoining village of Sevenhampton has a lovely parish church of St Andrew, a village hall and a very active village community. Brockhampton falls within the catchment area for the popular Cotswolds Secondary School at Bourton-on-the-Water with a daily school bus service for residents. The historic town of Winchcombe (5 miles) provides a superb range of local shops and pubs/restaurants and is also home to Sudeley Castle. The region's major commercial and cultural centre of Cheltenham lies just 9 miles to the west. Cheltenham provides a comprehensive range of services and amenities with excellent shopping including most of the nation's largest retailers and restaurants. It is also home to Prestbury Racecourse, cinemas and the Everyman Theatre and hosts major festivals including the annual literature, jazz, science and cricket festivals. There are also mainline rail services. The surrounding Cotswolds provide for a comprehensive range of rural leisure pursuits and there is excellent access to the local footpath network.

Rockville

enjoys a pleasant location on the easterly outskirts of the village. This period stone built cottage with reconstructed stone slated roof was refurbished in 2023 to include new bathroom, new shower room and new kitchen and heating with Quantum electric storage radiators. The accommodation, which has the benefit of double glazed windows throughout, includes:

On The Ground Floor:

Enclosed Porch

'L' shaped Living/Dining Room

with fireplace fitted with wood burning stove, stairs out, down lighting on dimmer switches.

Kitchen

fully fitted with new units incorporating a Belfast sink, built in small dishwasher, microwave, electric oven and grill, induction hob, fridge/freezer and door to garden.

Cloakroom/Shower Room

with newly fitted shower cubicle, corner basin and w.c., electric towel rail and wall mounted fan heater .

On The First Floor:

Landing

with full length mirror in alcove.

Bedroom 1

with two windows having southerly aspect, large built in wardrobe with shelving.

Bedroom 2

with large built in wardrobe having shelving.

Bedroom 3

with double aspect window and airing cupboard having large hot water cylinder with twin immersions.

Bathroom

with fitted bath, WC, hand basin with cupboard under, electric towel rail and wall mounted fan heater.

OUTSIDE

Gravelled car parking area for two vehicles, small front garden with shrubs and rear garden with Summer House having electric light and power and plumbing for washing machine. Lawned area with surrounding shrub and flower borders. Electric car charging point.

Services

Mains water and electricity with off peak electric heating, shared septic tank drainage, EV charging point.

EPC

EPC Band "E"

Rent

£1,650 per calendar month

Council Tax

Cotswold District Council, Trinity Road, Cirencester, GL7 1PX
Band E - amount payable for the year 2026/27 - £2,827.22.

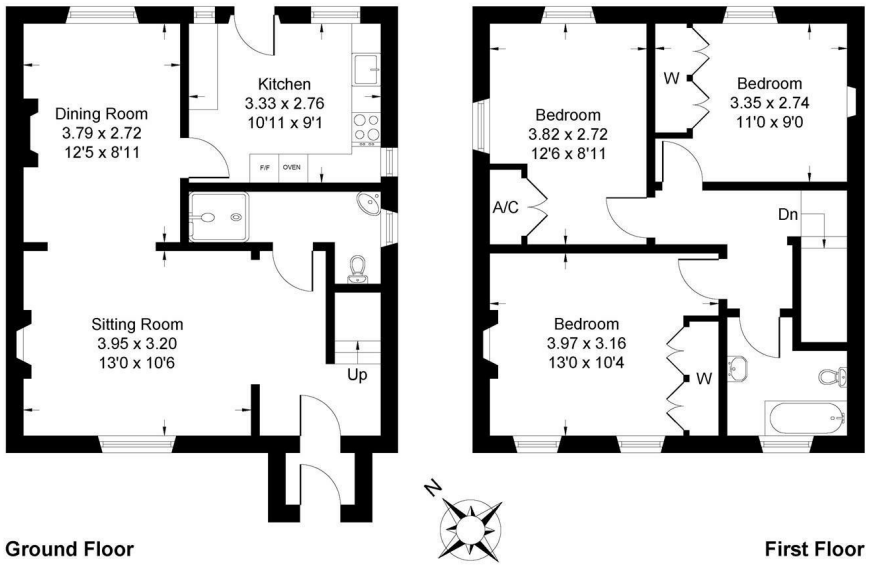
Holding Deposit

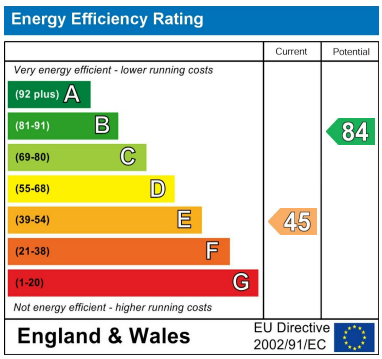
A holding deposit of one week's rent £380 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent.
Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

Security Deposit

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1900 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

Approximate Gross Internal Area = 89.98 sq m / 969 sq ft





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.