

established 200 years

# Tayler & Fletcher



## Downham Cottage Asthall, Burford OX18 4HW

**£1,300 PCM**

LET AGREED

*A charming end terrace two bedroom, two bathroom period cottage located in the sought after village of Asthall just three miles from the well known medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Nearby is the popular public house, The Three Horseshoes with The Farmers Dog Inn also within walking distance.*

**Deposit £1,500**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)



## LOCATION

Downham Cottage is situated in the sought after village of Asthall, which is just three miles from the well known medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Nearby is the popular public house, The Three Horseshoes with The Farmers Dog Inn also within walking distance.

Nearby town of Burford is within the Cotswolds Area of Outstanding Natural Beauty. Burford provides an excellent range of local shops and amenities, including a baker, butcher, newsagent, post office, general store and doctors surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses.

The area's larger commercial centres of Cheltenham (25 miles), Cirencester (20 miles) and Oxford (18 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (9 miles), Kemble (25 miles) and Kingham (12 miles) and a comprehensive local bus network.

## DESCRIPTION

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Downham Cottage, dating back to the 17th Century, is situated within the heart of the village.

Recently extensively renovated throughout, with new double glazing being installed and a new front door, and new carpets. The property comprises a dining room/sitting room and kitchen downstairs whilst there is the main bedroom with en-suite shower room on the first floor and a second bedroom with en-suite bathroom on the second floor. The property is located close to The Three Horseshoes and The Farmers Dog Inn.

### Approach

Oak timber framed front door to:

### Dining Room/Sitting Room

Recessed Inglenook fireplace with wood burning stove and oak beam above with stone hearth. Exposed stone walls. Exposed oak timber beams. Timber frames doors to built-in cupboards. New double glazed window with window seat to the front elevation. Timber framed door to:



### Hallway

Exposed stone walls. Exposed oak timber beams. Timber framed door to below stairs storage cupboard. Timber framed stable door with glazed insert panel providing side access to the cottage. New double glazed window to the rear elevation. Timber framed door to:



### Kitchen

Fitted kitchen with range of built-in cupboards and drawers below. Laminate work surfaces. Stainless steel sink unit with mixer tap. Lamona electric oven and grill with extractor above. Four ring electric hob. Part tiled walls. Space and plumbing for washing machine. Space for refrigerator and freezer. New double glazed window to the rear elevation. From the hallway, stairs with timber balustrade rise to:



### First Floor Landing

Exposed oak timber beams. New double glazed window to the rear and side elevations. Timber framed door to:

### Main Bedroom

Exposed stone walls. Exposed oak timber beams. Timber framed door to built-in wardrobe. Timber framed door to cupboard housing the hot water tank. Recessed ceiling spotlighting. New double glazed window to the front elevation. Timber framed door to:



### En Suite Shower Room

Low level WC with standard cistern. Wash hand basin and tiled splashback. Shower cubicle. Part tiled walls. Recessed ceiling spotlighting. Exposed oak timber beams. Single glazed window to the rear elevation. From the first floor landing, stairs with new double glazed window to the side elevation and timber balustrade rise to:



### Bedroom 2

Exposed oak timber beams. Recessed ceiling spotlighting. New double glazed window to the side elevation. Timber framed door to:



### En Suite Bathroom

Low level WC with standard cistern. Wash hand basin and tiled splashback. Panelled bath with shower attachment. Part tiled walls. Recessed ceiling spotlighting. Exposed oak timber beams.



### SERVICES

Mains Electricity and Water. Septic tank drainage. Electric night storage heating.

## LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'C' Rate payable for 2024/ 2025 £2064.62

## DIRECTIONS

From the Burford office of Tayler & Fletcher, proceed in a southerly direction up The Hill, heading towards the A40. Take the second exit onto the Oxford Road/A40. Continue on the A40 for approximately 1 ½ miles. Take the exit off the A40 signposted for Swinbrook. Continue along this road for approximately one mile until reaching the crossroads. At the crossroads, turn right, signposted for Asthall. Follow this road for approximately ½ mile. Upon entering the village, follow the road around to the left, passing St Nicholas Church on your left hand side. You will shortly see The Three Horseshoes on the left hand side with Downham Cottage just past the pub on the same side of the road.

## EPC

EPC Exempt as Grade II Listed

## HOLDING FEE

A holding deposit of one week's rent £300.00 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) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails 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 £1500.00 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.

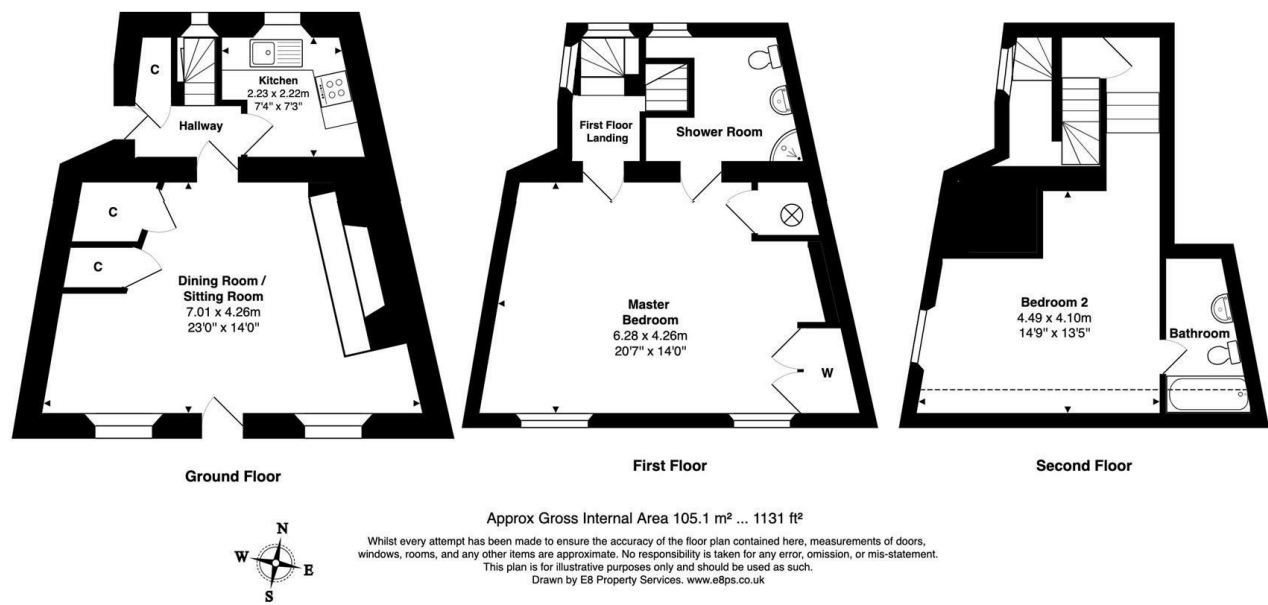
## RESTRICTIONS

No Smokers

No multiple occupancy sharers

Pets by negotiation

Floor Plan



Area Map



Energy Efficiency Graph

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.