GODFREY-PAYTON
CHARTERED SURVEYORS







£1,450 Per month

LETTINGS

The Old Post Office Church Street, Hampton Lucy, CV35 8BE

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Located in the popular village of Hampton Lucy is this pretty Victorian two bedroom former Post Office, available to rent from December 2026.

The property was refurbished in 2025 throughout, and benefits from character features throughout.

The property briefly comprises: three reception rooms, kitchen, ground floor family bathroom and a good size garden to the rear, with access to a small garage,.

Front Sitting Room
11'10" x 10'7" (3.63 x 3.23)
With bay window over looking the front of the property. Period features including fire place and original staircase leading to first floor.

Dining Room
10'3" x 9'11" (3.14 x 3.03)
With built-in-cupboard, with an original-style range fire place with steps leading to:

Rear Sitting Room
22'6" x 9'9" (6.88 x 2.98)
Large sitting room with a new log burning stove, two large windows and door overlooking the rear garden.

Kitchen
9'9" x 10'8" (2.98 x 3.27)
Newly fitted kitchen, including: sink with chrome mixer tap, integrated dishwasher, oven with cooker hood and hob over, and space for washing machine and fridge freezer.

Family Bathroom
11'10" x 5'6" (3.63 x 1.69)
Bath with shower over, wash hand basin and low level flush w.c..

Bedroom One
12'0" x 9'7" (3.67 x 2.94)
Good size double bedroom with feature original window, with access to additional space on the landing which could be used as a dressing area or study space.

Bedroom Two
12'0" x 9'4" (3.67 x 2.87)
Double bedroom with feature original window.

External Area
Property benefits from a enclosed rear garden with lawn area, and access to a garage at the front of the property with double doors.

Agent Notes: CDBF - 2026 clause
1. Please be advised that the marketing photographs were taken in summer 2025.

2. Council Tax: The property is located within Stratford-on-Avon with a tax band of D.

3. The property is located within close proximity to The Boars Head pub, St Peter's Church and the village park.

Please be advised that this information has been provided to Godfrey-Payton by the Landlord. Godfrey-Payton confirm that they have not checked the legal documentation to verify the status of the property or any information provided about the property, and therefore advise any interested party to confirm the same prior to submitting a rental application.

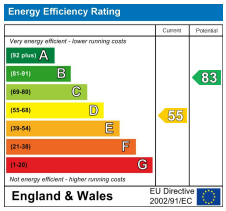
General Information
Please note, these sales particulars have been prepared in good faith and do not form part of the legal contract for the sale of the property due to the possibility of omissions and/or errors.

Godfrey-Payton has not verified the structural status, ownership, tenure, planning / building regulation approval, or the availability and operation of services or appliances at the property.

Godfrey-Payton recommends all interested parties to seek validation of the above information with their solicitor / surveyor before committing to purchasing the property.

Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).



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