

The Cottage, Longborough



Pretty Cotswold stone cottage in highly sought after village.

Location

Longborough is situated in equidistance between Moreton-in-Marsh and Stow-on-the-Wold with beautiful Cotswold scenery. The village benefits from a fine public house, the Coach and Horses, a church, active village hall, a village shop and cafe and is home to the annual Longborough Opera Festival. Moreton-in-Marsh and Stow-on-the-Wold provide for most everyday needs, including supermarkets, hospital, Doctors surgery, dentists, coffee shops and restaurants, whilst Daylesford Organic is within 6 miles, and Soho Farmhouse within 20 miles. There is good access to a number of regional centres, including Cheltenham, Oxford and Stratford-upon-Avon, which offer more extensive facilities. Local schools include the nearby Longborough primary school, Kitebrook School, Chipping Campden, and many more in Stratford-upon-Avon, Cheltenham and Oxford.

Distances

Moreton-in-Marsh 3 miles (trains to London Paddington from 90 minutes),
Stow-on-the-Wold 3 miles, Kingham 8 miles, Broadway 9 miles,
Stratford-upon-Avon 12 miles, Cheltenham 19 miles, Oxford 32 miles
(Distances and time approximate)



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2





The Cottage

The Cottage is a quintessential mid terrace Cotswold stone cottage in the heart of this desirable village. The cottage is extremely well presented by the current owners and features a wealth of period features including exposed stone walls, original beams and flagstone floor. The front door leads into the large entrance hall with inset book shelving and a raised, up lit covered well. To the right of the hall is the cosy sitting room with central log burning stove and beyond the dining room with a door out to the rear terrace. The reception rooms are ideal for entertaining as they flow nicely into one another culminating in the bright and airy kitchen/breakfast room. This bespoke painted kitchen has a full range of wall and base units with integrated appliances including a Rangemaster cooker with gas hob and extractor fan over, fridge/freezer, wine fridge and dishwasher with plenty of space for a breakfast table. The kitchen is also approached from the hallway. A shower room/cloakroom is found on the ground floor. The bedroom accommodation can be found on the first and second floor. To the first floor is the principal bedroom suite with dressing room and en suite bathroom with bath and shower above. There is a further bedroom on this floor. On the second floor can be found two bedrooms, one of which is currently used as a home office. There is the potential to create an additional bathroom if needed to this floor.







Garden and Grounds

To the rear of The Cottage are the beautiful and private gardens. There is a large terrace ideal for al fresco entertaining and a lawned area with well stocked flower borders and mature plants and shrubs. To one side of the terrace is the garden store which is currently used as a utility room. To the far end of the garden is an additional terrace on which to enjoy the evening sunshine and potting shed.

Property Information

Tenure: Freehold.

Services: Mains water, gas and electricity, private drainage are connected.

Council Tax Band: D.

EPC: Band D

Postcode: GL56 0QD

Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.



Approximate Gross Internal Floor Area

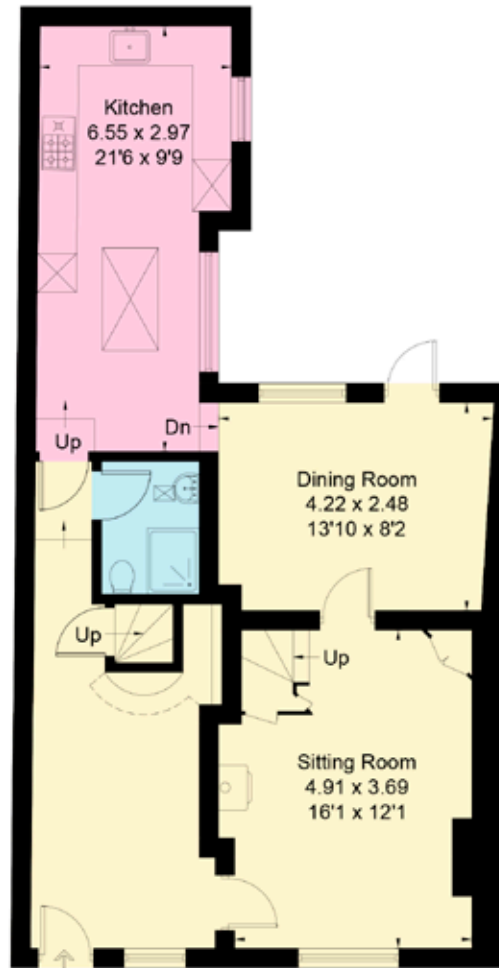
Main House: 142.2 sq m / 1,531 sq ft

Outbuilding: 7.8 sq m / 84 sq ft

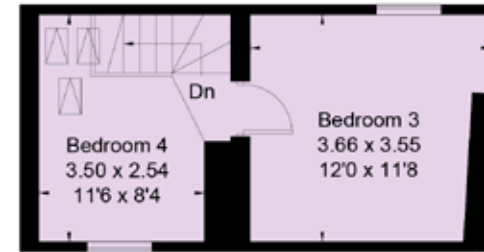
Total: 150 sq m / 1,615 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

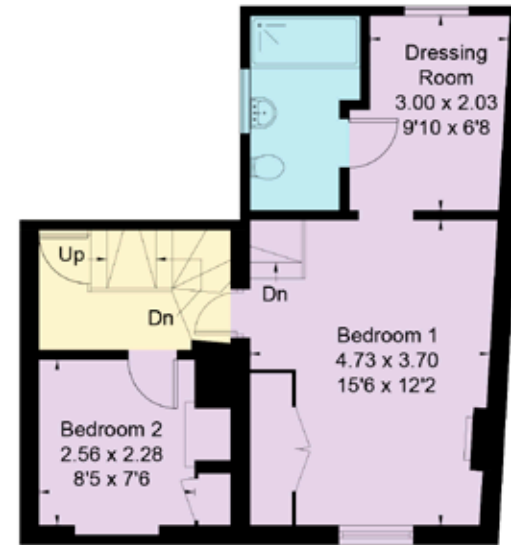
Attention is drawn to the important notice on the last page of the text of the Particulars.



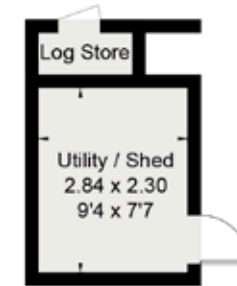
Ground Floor



Second Floor



First Floor



(Not Shown In Actual Location / Orientation)



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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