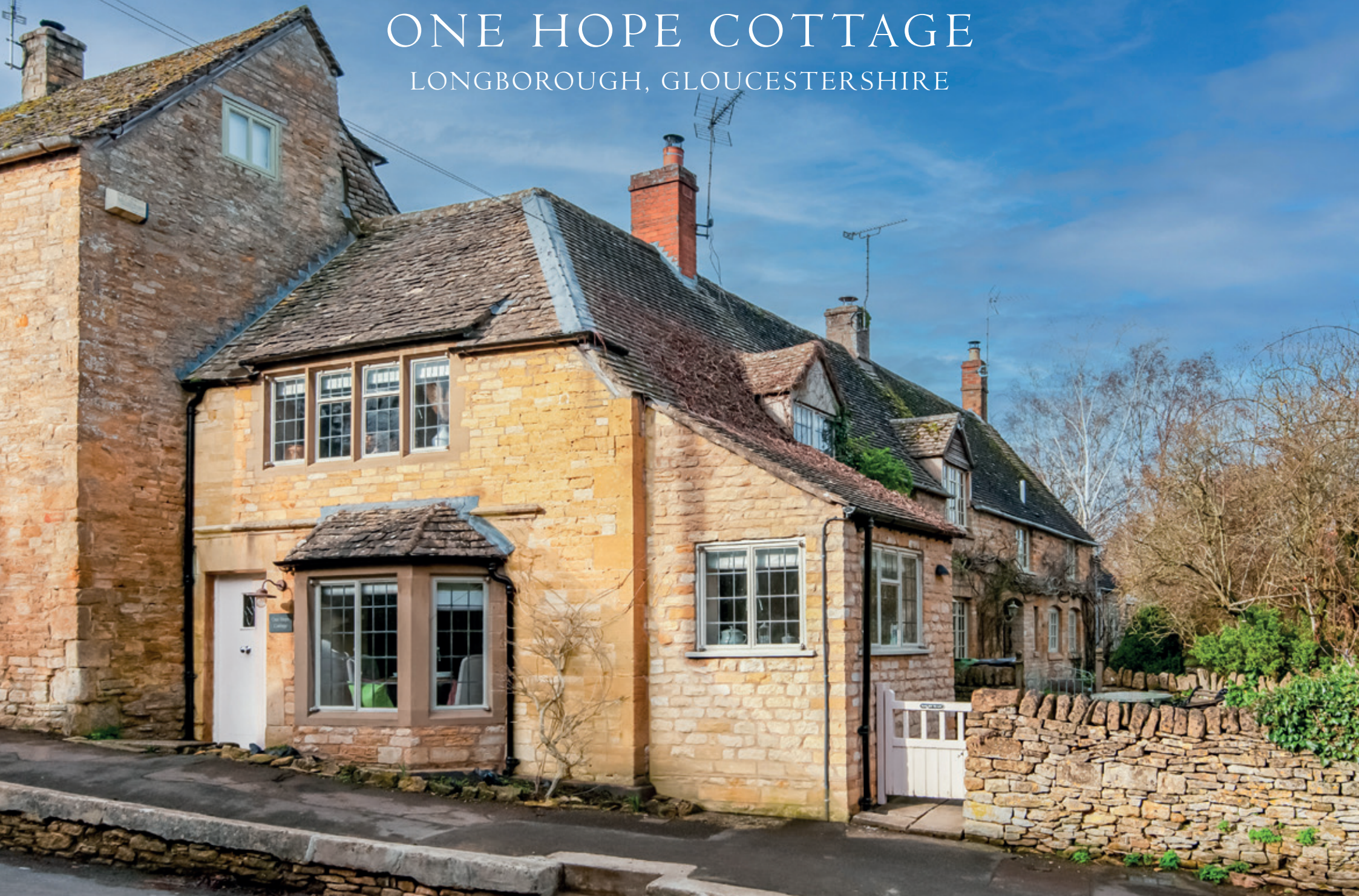


# ONE HOPE COTTAGE

LONGBOROUGH, GLOUCESTERSHIRE



Stow-on-the-Wold 4 miles, Moreton-in-Marsh 3 miles. (London, Paddington 90 minutes), Banbury 23 miles (London, Marylebone 60 minutes), Cheltenham 19 miles, Oxford 35 miles (all times and distances approximate).

A PRETTY COTSWOLD STONE COTTAGE IN A POPULAR COTSWOLD VILLAGE, CURRENTLY A FULLY FURNISHED HOLIDAY LET.

Ground Floor: Sitting/Dining Room • Kitchen

First Floor: Double Bedroom • Bathroom

Outside: Courtyard Garden • On road parking

#### RENTAL INCOME

Low season	£559 per week
Mid season	£699 per week
High season	£825 per week

Estimated figures supplied by cottages.com



**Stow-on-the-Wold Office:** Parklands House, Park Street, Stow-on-the-Wold, Gloucestershire, GL54 1AQ  
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[www.tlo.co.uk](http://www.tlo.co.uk)



## DESCRIPTION

This beautiful cottage is located within the heart of the village, it is constructed of classic honey Cotswold stone, the interiors are beautifully furnished and decorated in a serene colour palette with the south facing accommodation making the living space wonderfully light and airy.

One Hope Cottage is a very successful holiday let investment for the current owner and would also serve as a perfect second home or holiday retreat. This lock-up and leave cottage has an easily maintained east facing courtyard garden. All contents are available by separate negotiation.

There is a public house, parish church, primary school, cricket club, village hall which holds regular classes, community owned village shop with a post office and cafe. The village website is [www.longborough.net](http://www.longborough.net)

## ACCOMMODATION

The front door opens to an open plan Sitting/Dining Room with dining area in stone mullion bay window. Painted beams and woodburning stove set in a most attractive antique stone fireplace. Opens to the Kitchen with painted wooden units incorporating an oven with induction hob and an extractor fan above, a fridge, washer dryer and a sink. A pretty view overlooking the courtyard garden.

On the first floor is a south facing Double Bedroom with full height ceiling and south facing mullion window. Bathroom with roll top bath with a shower, washbasin and WC. Tiled floor. View looking down the village.

## OUTSIDE

One Hope Cottage is accessed from the lane with a back door leading from the kitchen into the courtyard garden. Mainly laid to gravel with a border of flower and shrub beds. A paved path leads through the delightful pedestrian gate to the lane. There is a Right of way to neighbouring property beyond.

## SITUATION & AMENITIES

Longborough is a picturesque Cotswold village in an Area of Outstanding Natural Beauty and a Conservation Area. The village stands in an elevated position with glorious views over the surrounding countryside. Kingham and Moreton in Marsh have railway stations directly to Paddington London. Further local amenities are available at the market towns of Stow-on-the-Wold and Moreton-in-Marsh.

On the doorstep are a network of footpaths for extensive walking over glorious countryside including the Sezincote Estate. A particularly nice walk is to the popular Horse and Groom pub in the neighbouring village of Bourton-on-the-Hill. Other local attractions include the Longborough Festival Opera, which stages performances throughout the summer months and the Cotswold Food Store and Café selling locally grown organic produce.

Batsford Arboretum and the very popular Daylesford Farm Shop and Spa are only a short drive away. Recreational facilities include theatres at Chipping Norton, Cheltenham and Stratford-upon-Avon; racing at Cheltenham, Warwick, and Stratford-upon-Avon; golf at Burford, Lyneham and Naunton Downs.

## SERVICES

Mains water, drainage and electricity. Electric central heating. Broadband. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Along with all fitted carpets, curtains, blinds, wall and ceiling lights will be included. All others are specifically excluded.



## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Telephone: 01285 623 000

## COUNCIL TAX

Business Rate

## VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

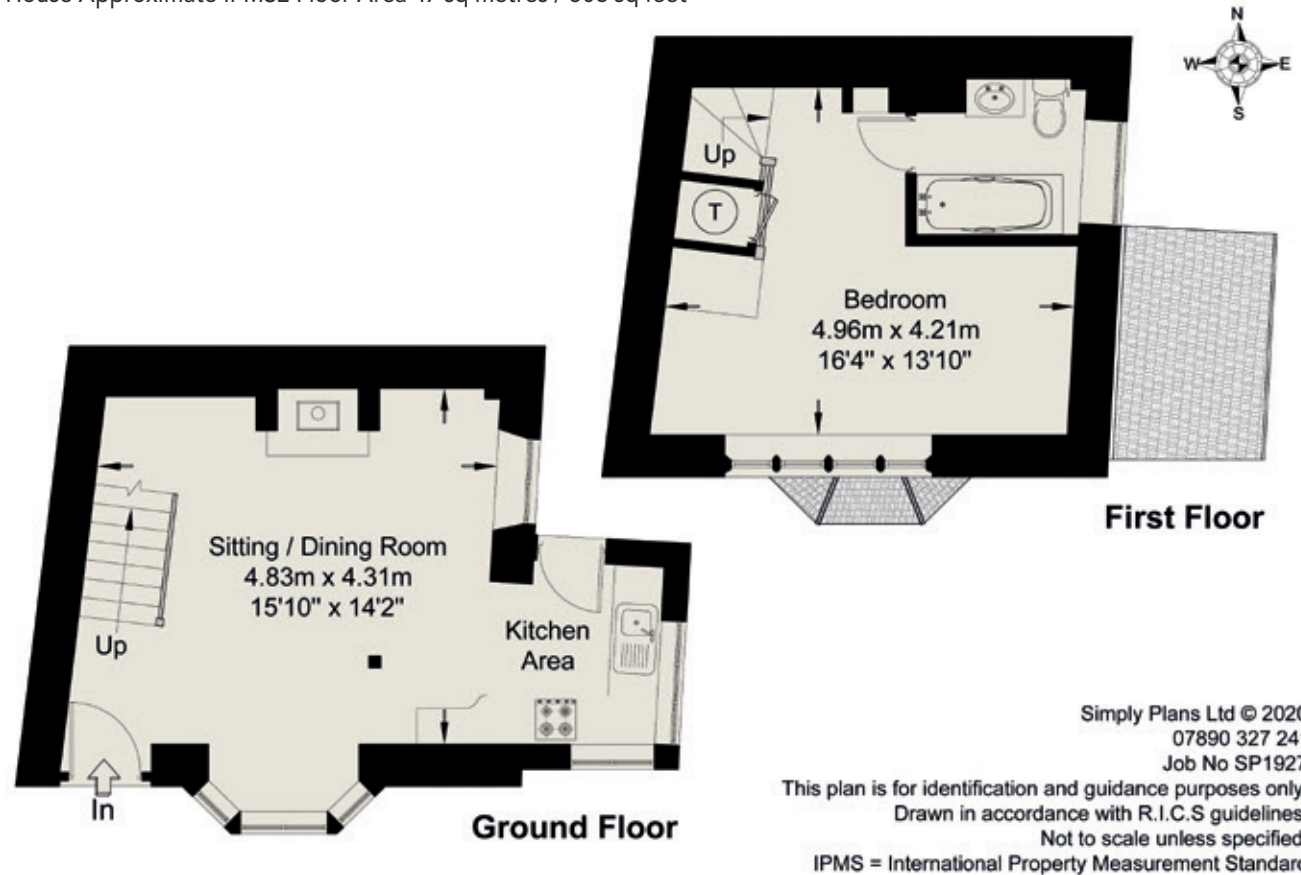
## DIRECTIONS (POSTCODE GL56 0QN)

From Moreton in Marsh, proceed along the Fosseyway (A429) and turn right to Longborough after approximately 2 miles. As you come into the village find the village shop on your right and One Hope Cottage is the next property on the right.



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House Approximate IPMS2 Floor Area 47 sq metres / 506 sq feet



**DISCLAIMER** 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken and supplied by Cottages.com 2020. Particulars written: February 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

