

THE OLD HOUSE

LANGBOROUGH, GLOUCESTERSHIRE



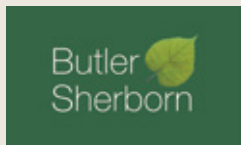
Stow-on-the-Wold 3 miles, Moreton-in-Marsh 3 miles, Chipping Norton 11 miles, Stratford-upon-Avon 20 miles, Cheltenham 20 miles, Daylesford Organic 7 miles, Moreton-in-Marsh Station 3 miles (London Paddington from 87minutes) (all times & distances approximate)

A BEAUTIFULLY PRESENTED DETACHED TWO BEDROOM GRADE II LISTED PERIOD COTTAGE WITH PARKING AND A PRETTY LANDSCAPED GARDEN, IN THIS QUIET AND SOUGHT AFTER COTSWOLD VILLAGE.

Ground Floor: Sitting Room • Dining Room • Kitchen

First Floor: Two Bedrooms • Bathroom

Outside: Driveway • Front and Rear Gardens • Stone Store



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DESCRIPTION

The Old House is a delightful Cotswold stone property that dates back to the 17C and is believed to be one of the oldest properties in the village. It has been restored and updated to an exceptional standard, retaining original features including beams and timbers, exposed stonework, a splendid stone fireplace, flagstone floors, stone mullion windows, a window seat and broad elm floorboards. The stylish interior has been finished with a muted palette of Farrow & Ball paints and features include a stunning bathroom with a roll-top bath, separate shower and 'industrial-chic' copper fittings. It is an idyllically pretty Cotswold cottage and has proved popular as a 'picture postcard' holiday let, within easy reach of all that the Cotswolds have to offer. It would undoubtedly make an exceptional village home or country retreat, or could continue to provide an income. The furnishings and contents are available by separate negotiation.

ACCOMMODATION

Ground Floor

The sitting room has an Inglenook fireplace housing a wood-burning stove, exposed beams and timbers, flagstone flooring and an inviting window seat. The adjacent dining room has a wealth of beams and timbers and various display niches and leads to the kitchen at the rear. Light and airy, with a window overlooking the garden and a part-vaulted ceiling with skylights, it has a range of storage units with a woodblock worktop and appliances including an electric hob and cooker, integrated fridge and freezer, and an integrated washer/dryer. There is space for boots and coats and a door to the outside, ideal for muddy dogs.

First Floor

The original concealed winder staircase rises from the sitting room to a small landing. The main bedroom has a vaulted ceiling with exposed A frame beams and a fitted wardrobe.



The second bedroom has some original carved panelling, a window to the rear and some internal glazing. They share the stylish bathroom.

OUTSIDE

The house is set back from the lane by a lawned area of garden and a Cotswold stone wall, with timber gates to the gravel driveway, flanked by lawn, shrubs, mature trees and herbaceous planting. The rear garden has been landscaped to include box parterre beds with generous colour themed planting and a variety of trees and shrubs to include a medlar, various roses and wisteria, enclosed by hedging and particularly private. The period stone pigsty to the rear provides useful storage. There is an area of gravel terrace enclosed by a curved Cotswold stone wall adjacent to the kitchen, ideal for dining, and various painted timber stores for bins, logs etc. The plot is a good size for a village cottage and extends to 4628 sq ft.

SITUATION & AMENITIES

Longborough is a picturesque Cotswold village in an Area of Outstanding Natural Beauty. It stands in an elevated position with glorious views over the surrounding countryside, and has a public house, parish church, primary school, cricket club, village hall, and a community owned village shop with a post office and café.

Further local amenities are available at the market towns of Stow-on-the-Wold and Moreton-in-Marsh, with the latter having a train service to Paddington.

On the door step are a network of footpaths for extensive walking over glorious countryside. Other local attractions include the Longborough Festival Opera, which stages performances throughout the summer, and the Cotswold Barn Café. Batsford Arboretum and Daylesford Farm Shop and Spa are only a short drive away. 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. Oil fired central heating (The boiler is in the kitchen, the oil tank is beneath a laurel to the rear of the kitchen). Gigaclear 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 the those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation. The furnishings and contents are also available by separate negotiation.

RESTRICTIVE COVENANT

There is a covenant precluding extending or altering the existing building or erecting any additional buildings, other than 'a single storey garage between the existing pigsties and the cottage, but such modernisation of buildings shall not include existing pigsties' (stone store). Please ask Butler Sherborn for further details if required.

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council
Trinity Road
Cirencester
GL7 1PX
Tel: 01285 623000
cotswold.gov.uk

COUNCIL TAX

Band E





VIEWINGS

Please telephone Elizabeth at Butler Sherborn, Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E elizabeth@butlersherborn.co.uk

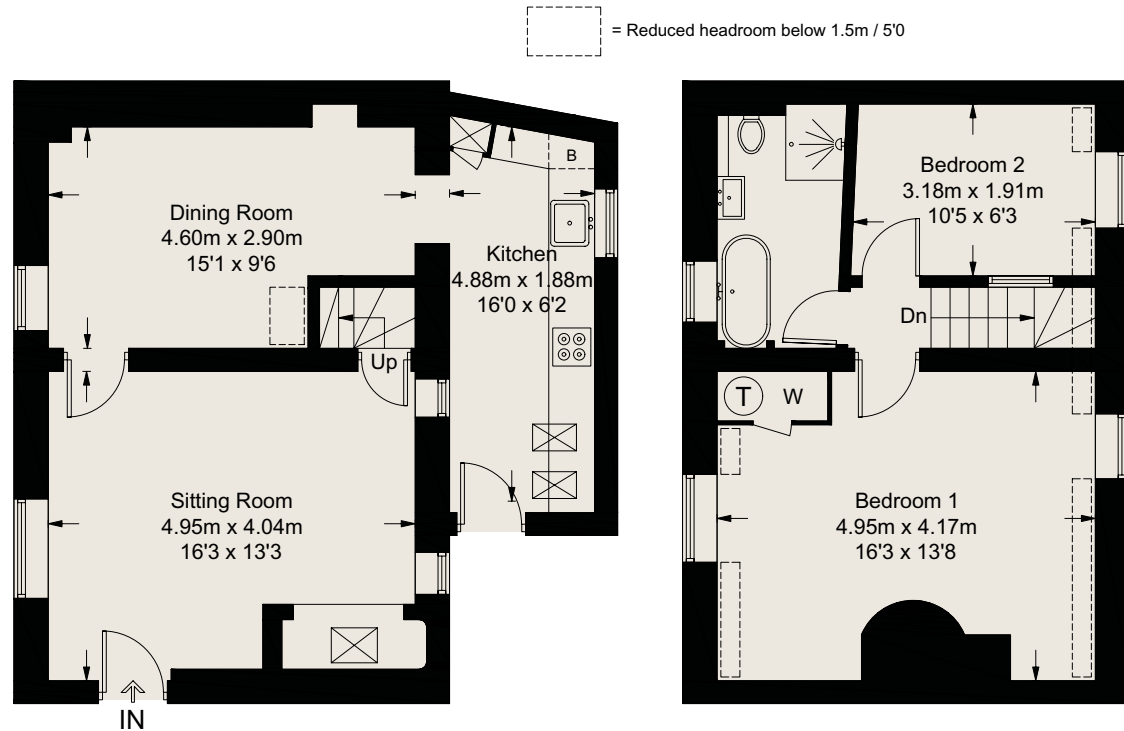
DIRECTIONS (POSTCODE GL56 0QE)

From Stow-on-the-Wold, take the A424 signed to Evesham and after approximately 2 miles, turn right to Longborough. Continue down the hill into the village and The High Street, where The Old House will be found on the right hand side.

what3words: ///exploring.stags.slicer



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Ground Floor
47.2 sq m / 508 sq ft

First Floor
37.4 sq m / 402 sq ft

Approximate Gross Internal Area = 84.6 sq m / 910 sq ft
Outbuilding = 5.3 sq m / 57 sq ft
Total = 89.9 sq m / 967 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID903235)

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: October 2022. Particulars written: October 2022. Brochure by wordperfectprint.com

