

CRANFIELD COTTAGE

MAUGERSBURY, GLOUCESTERSHIRE



Stow on the Wold ½ mile, Kingham Station 4.7 miles (London Paddington 90 minutes), Chipping Norton (10 miles) Cheltenham (20 miles) (all mileages approximate)

A handsome Cotswold stone cottage with an annex, set in the heart of the delightful village of Maugersbury

Ground Floor: Sitting Room • Dining Room • Kitchen

First Floor: Main Bedroom • Family Bathroom
2 further Bedrooms

Outside: Annex Guest Bedroom with Shower Room
Rear terraced garden for outdoor entertaining
Off road parking space

**Butler
Sherborn**

Stow-on-the-Wold Office

Parklands House, Park Street, Stow-on-the-Wold,
Gloucestershire, GL54 1AQ

T 01451 830731

E stow@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS.

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk

DESCRIPTION

Cranfield Cottage is an attractive period cottage, which dates back to the early 1800's and is not Listed. It is set in the heart of the village, a Conservation Area and the Cotswold AONB.

There are many features, which include beautiful parquet flooring, some window seats, exposed beams and a stone fireplace with a wood burner, there are also feature fireplaces in two of the bedrooms.



The fully fitted kitchen and the generous sitting room both have doors opening out to the southwest facing garden, making them light and bright.

This cottage has a low maintenance paved garden with raised flower and lavender beds, mature shrubs and Cotswold stone walling mark the boundaries.

Planning permission was granted January 2012 to alter the garage/store to provide ancillary accommodation. This separate accommodation is very useful for guests, or to work from home or an artists annex. There is a small courtyard to the rear.

Maugersbury has all the benefits of living in a small rural community yet is within walking distance of the historic market town of Stow-on-the-Wold, which provides everyday shopping facilities and banking as well as a range of antique shops, art galleries, pubs and restaurants.





SERVICES

Mains water and electricity. Oil central heating, tank in annex courtyard. Shared septic tank with neighbour, located behind tree in the garden. Broadband. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required). Broadband in the property and village.

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. However, some items may be available by separate negotiation.

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.

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester GL7 1PX Tel 01285 623000 cdc@cotswold.gov

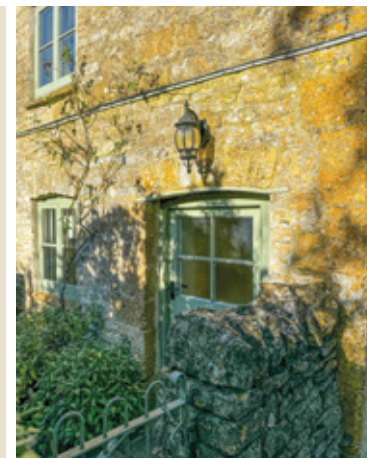
COUNCIL TAX Band E

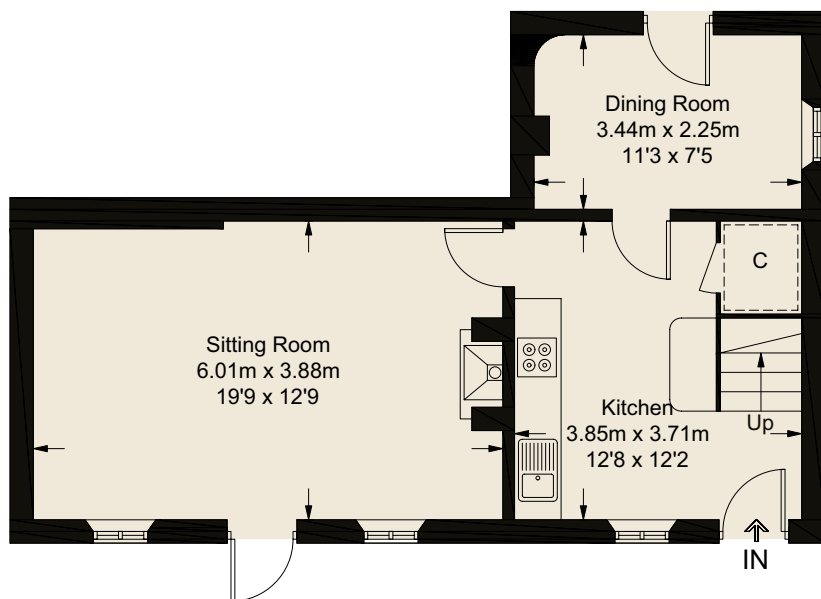
VIEWINGS

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

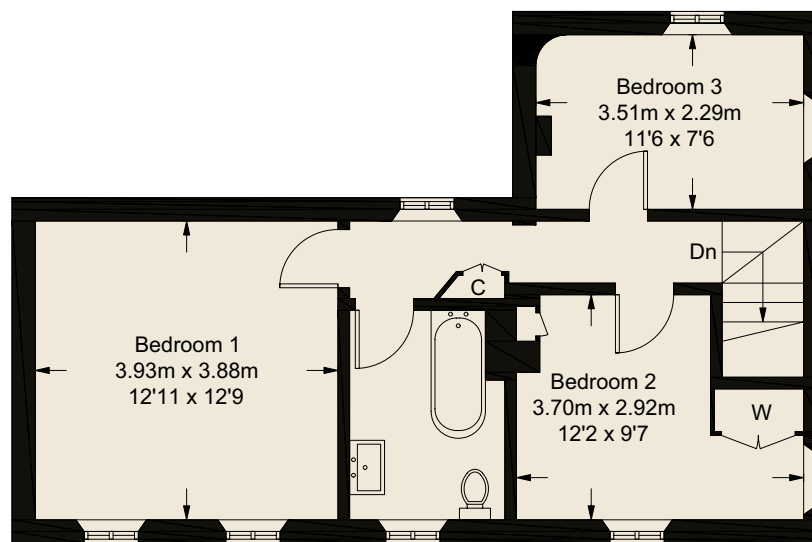
DIRECTIONS (GL54 1HR)

Take the A424 towards Chipping Norton, before leaving Stow on the Wold turn right at the bot-tom of Park Street signposed Mangersbury. On entering the village at the triangle of green, turn right. Cranfield Cottage is on the right handside. **what3words:** dolly.fussy.sparkles

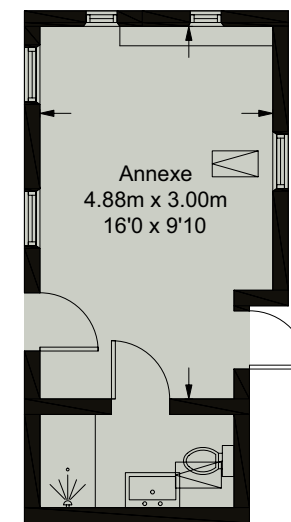




Ground Floor
46.8 sq m / 504 sq ft



First Floor
46.4 sq m / 499 sq ft



(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft

Outbuilding = 17.2 sq m / 185 sq ft

Total = 110.4 sq m / 1188 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1131617)



Pubs

The Old Butchers Stow on the Wold 0.5 miles
The Bell Stow on the Wold 0.5 miles
The Fox Oddington 2.4 miles



Schools

Stow on the Wold Primary School 0.6 miles
Cotswold Academy Bourton on the Water 4.2 miles
Kingham Hill School 5.2 miles



Train stations

Kingham Station 4.7 miles
Moreton in Marsh Station 5.4 miles



Membership Clubs

Soho Farmhouse 16.8 miles
Daylesford Organic/Bamford 3.4 miles



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