



19
Spring Cottage

SPRING COTTAGE

EBRINGTON, GLOUCESTERSHIRE

A beautiful Cotswold cottage set in the heart of the village with a pretty garden

Accommodation: Sitting Room • Dining area
Kitchen/Breakfast Room • Shower Room
Three Bedrooms • Bathroom

Outside: Rear Garden



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DESCRIPTION

Spring Cottage is a successful holiday let, it could be a good 'lock up and leave' or a main home. There is 1,088sqft of flexible living space, set over two floors. There is no onward chain.

The cottage is constructed of Cotswold stone and red bricks under a pitched tiled roof, it is attached on one side. The front aspect is clad in climbing roses and mature hydrangea.

The cottage is approached from the lane over a shared brick paved path, which runs to the side of the cottage to the garden. A small front lawn to one side has pretty flower and box hedge borders.

Period features include the delightful tiled front porch, an Inglenook fireplace with a large wood burner, window seating, old wooden doors, flagstone flooring in the kitchen, exposed beams and Cotswold stone walls. The kitchen is comprehensively fitted around the AGA and the large fridge freezer.

The accommodation is well presented throughout. The generous sitting room links with the dining area, giving this cottage a lovely light feel. The kitchen opens out to the rear garden, perfect for entertaining. The modern bathroom services the three bedrooms and there is a useful shower room/cloakroom on the ground floor, both have underfloor heating.

The rear lawned garden has been landscaped to create areas for sitting out, some well-stocked bulb, flower and shrub borders, interspersed with a few mature trees, including an apple tree and climbing roses. A wooden shed for storage.

Ebrington is set in a Conservation Area in the Cotswold Area of Outstanding Natural Beauty. Spring Cottage is set amongst other older Cotswold stone cottages and houses and is a short walk from the award winning



Ebrington Arms pub. On the edge of the village is a useful farm shop with a café.

In the village there is a Norman Church of St Eadburgh, St James and Ebrington Primary School, with Little Pickles Nursery, a cricket club, a village hall and a traditional pub. A short drive away is the popular Blockley Café, which serve meals all day. This glorious countryside offers a network of footpaths and bridle paths linking to the surrounding area. Moreton-in-Marsh provides a wide range of day-to-day facilities and shops along with a mainline rail station to London/ Paddington.

SERVICES

Mains gas, water, drainage and electricity. Mains gas central heating. Underfloor heating in bath and shower rooms. Gigaclear full fibre Broadband available in the cottage. (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. All other contents are available by separate negotiation.

LOCAL AUTHORITY

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

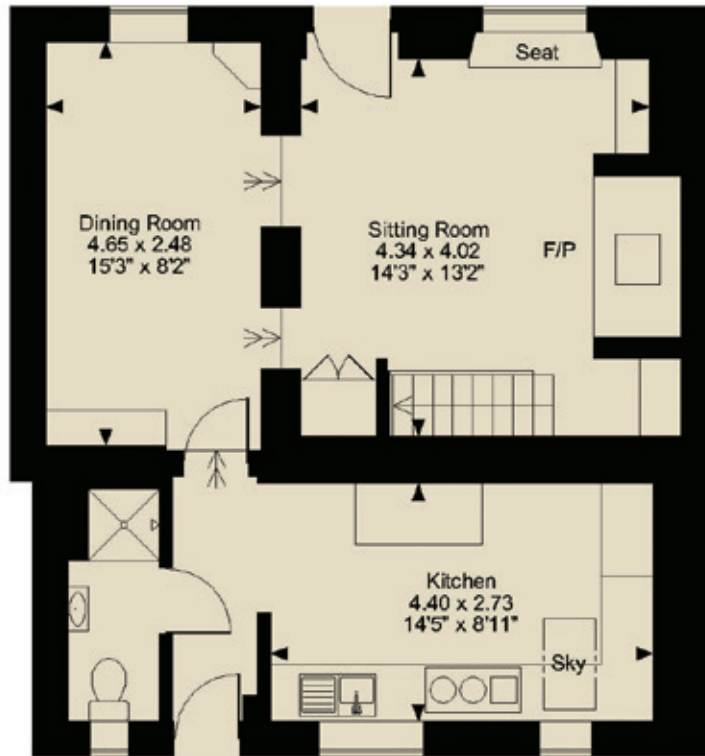
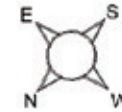
COUNCIL TAX: Business Rated.

VIEWINGS

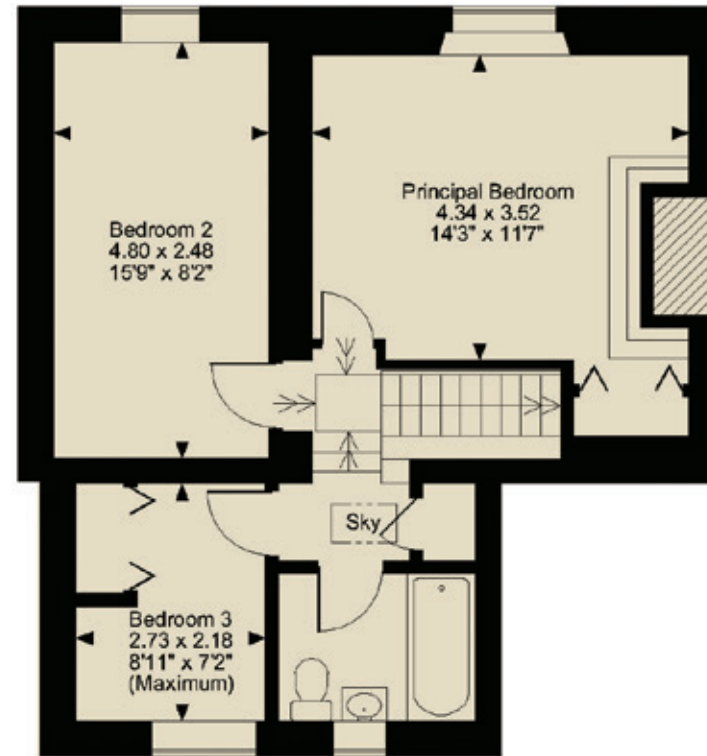
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Spring Cottage
Approximate Gross Internal Area
1088 Sq Ft/101 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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DIRECTIONS (GL55 6NL)

From the Ebrington Arms pub in the village, take the lane downhill from May Lane/Hidcote Road. Spring Cottage is on the corner on the left handside, set back from the lane. A wooden pedestrian gate marks the entrance.

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Towns

Chipping Campden 2.7 miles
Shipston on Stour 5.0 miles
Stratford upon Avon 11.6 miles



Pubs

The Ebrington Arms 0.2 miles
Howard Arms, Ilmington 3.9 miles
Lyon Arms, Chipping Campden 2.0 miles



Schools

St James and Ebrington Primary School
0.2 miles
Little Pickles Nursery, Chipping Campden
2.7 miles
Chipping Campden High School 2.3 miles
Kitebrook Primary School 9.7 miles



Train station

Kingham Station 16.5 miles
Moreton in Marsh 7.2 miles



Membership Clubs

Daylesford Organic/Bamford 15.0 miles
Soho Farmhouse 20.8 miles

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