

# YEW TREE COTTAGE

Longborough, Gloucestershire





A beautifully presented Cotswold stone cottage with parking and a pretty landscaped garden, in this desirable village

**Ground Floor:** Sitting Room • Dining Room  
Kitchen/Breakfast Room • Utility

**First Floor:** Large Landing • Two Bedrooms  
2 Bath/Shower Rooms

**Second Floor:** Two Bedrooms

**Outside:** Driveway • Rear Gardens  
Cotswold Stone Outbuildings

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## DESCRIPTION

Yew Tree Cottage is set in an elevated position on the edge of this pretty North Cotswold village. It benefits from being at the end of Yew Tree Bank as there is parking for cars behind large wooden gates. The cottage has 1,787sqft of living space and is well presented to a high standard throughout. The sitting room has an open fireplace, and the dining room has a wood burner. Cotswold stonework has been sympathetically exposed throughout the cottage and compliments the exposed beams, creating a traditional feeling in a updated home. The kitchen breakfast room opens out to the south facing courtyard, making this cottage light and bright. The extensive fitted kitchen includes the integrated appliances. A most attractive oak floor runs throughout the ground floor rooms. The utility in the stone outbuilding, it has been well appointed, with fitted storage and appliances.

The bedrooms are all set over two floors with a generous landing space which could be used as a study area. There is a well-appointed bathroom and a spacious shower room on the first floor, which both benefit from underfloor heating. There are wonderful far-reaching views over the village and the surrounding area.

From the courtyard terrace, steps lead up to the gardens. There is a gravelled area, a lawn and a large pergola for summer lunches outside. This is rather a special spot - a perfect Cotswold escape. The Cotswold stone outbuildings, totalling about 280sqft, are very useful for storage and could have scope to be more useful, any changes may be subject to planning permission.

Longborough is a picturesque Cotswold village in an Area of Outstanding Natural Beauty and a Conservation Area. It stands in an elevated position with glorious views over the surrounding countryside, and has a village pub, 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 in the market towns of Stow-on-the-Wold and Moreton-in-Marsh, with the latter having a train service to Paddington.

On the doorstep 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 cafe and Daylesford Farm Shop and Spa.



## SERVICES

Mains water, drainage and electricity. Gas fired central heating. Underfloor heating in the bath/shower rooms. 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.

## 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 quasieasements 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 GL7 1PX. T: 01285 623000 [cotswold.gov.uk](http://cotswold.gov.uk)

**COUNCIL TAX:** Band E

## TENURE

Freehold

## EPC RATING

Band D (58)





## 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 (GL56 0QU)

From Stow-on-the-Wold, take the A424 signed to Evesham and after approximately 2 miles, turn right into Longborough. Continue down the hill into the village take the High Street to the 'T' junction, turn left, pass the pub and Yew Tree Cottage is on the left handside.

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### Pubs

The Coach and Horses, Longborough  
0.1 miles

Horse and Groom, Bourton on the Hill  
2.5 miles

The Fox, Broadwell 3.3 miles

The Old Butchers 3.5 miles

The Fox Oddington 5.5 miles



### Schools

Longborough Primary School 0.1 mile

Chipping Campden School 8.2 miles

Kingham Hill 8.2 miles

Kitebrook School 5.7 miles



### Train station

Kingham Station 8.4 miles

Moreton in Marsh station 3.2 miles



### Members Clubs

Soho Farmhouse 19.4 miles

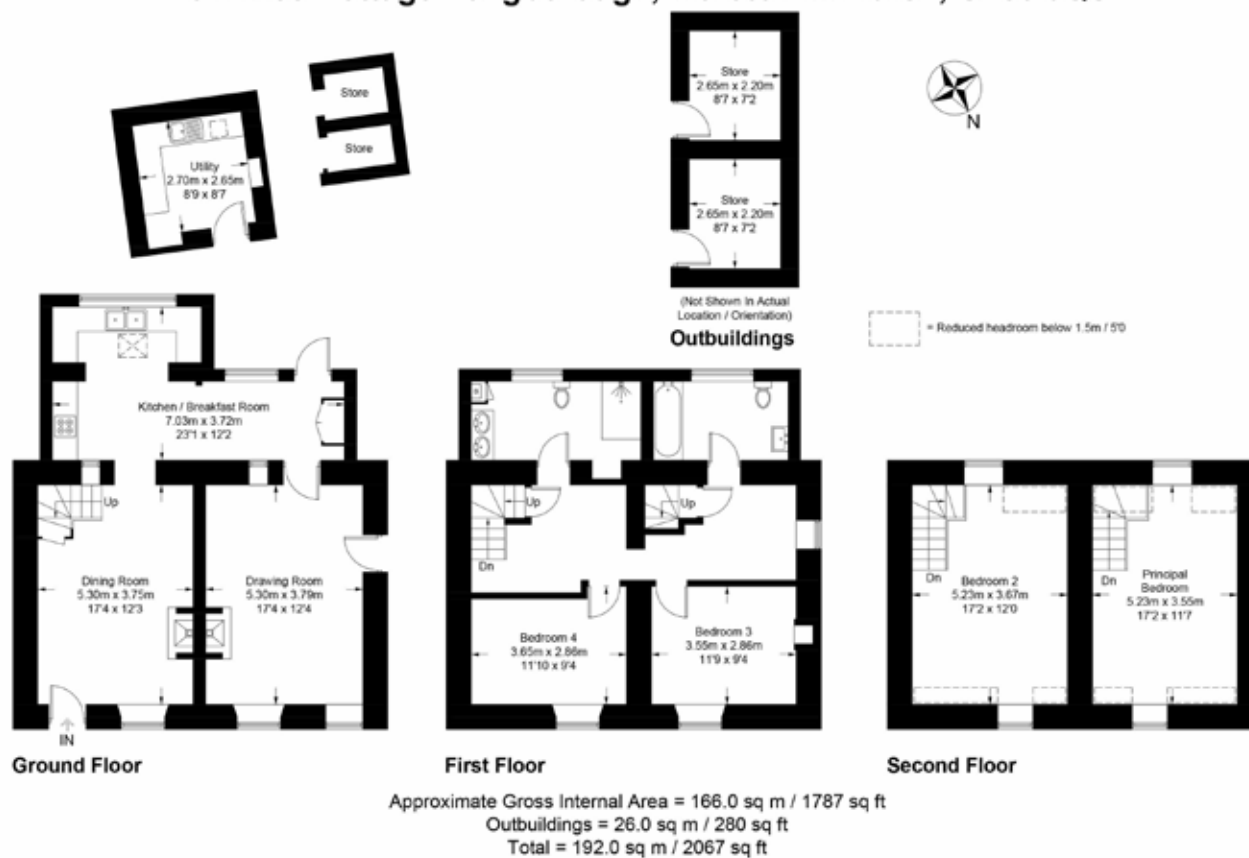
Daylesford Organic, Spa and Bamford

6.1 miles

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## Yew Tree Cottage Longborough, Moreton-in-Marsh, GL56 0QU



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