



VINE COTTAGE
ADLESTROP, GLOUCESTERSHIRE

A handsome detached cottage with ancillary accommodation, parking and garaging, set in the heart of this desirable rural village

Ground Floor: Entrance Hall • Sitting Room
Dining Room • Kitchen • Garden Room
Walk-in Pantry • Utility/Cloakroom

First Floor: Master Bedroom with adjoining
Shower Room • 2 Further Bedrooms • Family Bathroom

Annexe: Bedroom • Shower • Kitchenette

Outside: Garage and Carport • Private Parking
Attractive mature Gardens • Greenhouse and Shed

All set in 0.2 Acre

**Butler
Sherborn**

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DESCRIPTION

Vine Cottage is an impressive three bedroom village house constructed of Cotswold stone. A gravelled path runs around the house with pretty flower beds and a number of mature fruit trees. The separate cottage is very useful for guests or to be able to work from home.

The Cottage has been updated over the past 10 years by the current owners, which includes the updating of a very useful separate cottage and the attractive oak garden room off the kitchen. The cottage used to be two cottages and had been renovated, while the old features of the property have been sympathetically retained, keeping the history of the cottage. Vine Cottage has period features including exposed beams, an attractive Cotswold stone fireplace, old bread ovens and window seats to the front aspect.

There are two reception rooms to the front of the property which benefit from good ceiling heights. The fitted kitchen includes integrated appliances, dishwasher, microwave, double oven, fridge and a gas hob. There is a generously sized pantry with additional fridge and freezer space and a fitted antique safe. The kitchen opens out to the oak garden room, allowing for seating with double doors and views of the garden. The useful utility cloakroom is perfect for a family with pets living in a rural location and has a great view over the garden. The main bedroom has a dressing area and a shower room, and the two other bedrooms share the family bathroom.

The property is surrounded by a pretty garden, including soft fruit trees, raised vegetable beds and a range of beautifully maintained flowers. This property benefits from a wooden garage and carport with a gravelled parking area for several cars. There is useful storage in the wooden shed and greenhouse.

Adlestrop is a beautiful Gloucestershire hamlet deep in the heart of the North Cotswolds, kept unspoilt by the Adlestrop Estate. With wonderful walking from the doorstep, this area is designated as an Area of



Outstanding Natural Beauty and Adlestrop has its own Conservation Area. There is a village post office with a summer shop (open part-time) near the church and a cricket club.

Please note: Adlestrop Estate has some covenants on many of the houses in the village, overall, they are intended to preserve the enjoyment of the village. Some covenants do apply to Vine Cottage so please ask the selling agent for more details. Any works to Vine Cottage may be subject to planning permissions from Cotswold District Council and Adlestrop Estate.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Underfloor heating in the garden room. Bottled gas supply for the hob. Gigaclear is connected to the property. No tests on the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES AND FITTINGS

Only 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.

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, Cirencester, Gloucestershire
GL56 0AZ. T 01285 623000 W cotswold.gov.uk

TENURE

Freehold

COUNCIL TAX

Band G

EPC

Rating D (57)

VIEWINGS

Please telephone Butler Sherborn, Stow Office
T 01451 830731 or The London Office T 0207 839 0888.
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DIRECTIONS (GL56 0UN)

From Stow-on-the-Wold take the A436 towards Chipping Norton. After about four miles, cross over the railway bridge and turn left signed towards Adlestrop. At the T-Junction turn right and continue past the village hall on the left. For parking, keep the old Adlestrop sign on your right, after about 100 yards turn right onto the gravelled track known as Back Row. The entrance to Vine Cottage is the third property on the right-hand side marked by the beech hedging.

what3words - parking: ///intention.sunflower.tested

To see the front aspect of Vine Cottage (16 Main Street) from the village lane, turn right after the village sign and Vine Cottage is on the left-hand side.

what3words - front door: ///contain.bluffs.connected



Cottage



Cottage Bedroom





Towns

Stow-on-the-Wold, 4.2 miles
Chipping Norton 5.9 miles
Moreton-in-Marsh 5.1 miles



Pubs

The Fox, Oddington 1.5 miles
Horse & Groom, Oddington 1.5 miles
The Wild Rabbit Kingham 3.4 miles
The Bull Charlbury miles 11.2 miles



Schools

Kingham Hill School 3.2 miles
Kitebrook Preparatory school 4.7 miles
Stow-on-the-Wold Primary School 4.2 miles



Train Stations

Moreton-in-Marsh Station 5.1 miles
Kingham Station 4.5 miles



Memberships

Daylesford Spa and Bamford 1.4 miles
Soho Farmhouse 14 miles
Estelle Manor 17.3 miles



Golf Courses

Lyneham Gold Club 5.8 miles
Burford 13.3 miles

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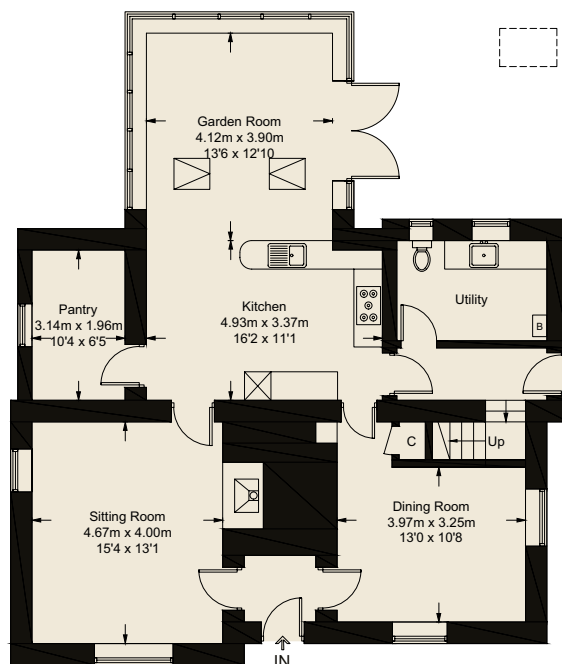
Approximate Gross Internal Area = 160.5 sq m / 1727 sq ft

Outbuildings = 51.1 sq m / 550 sq ft

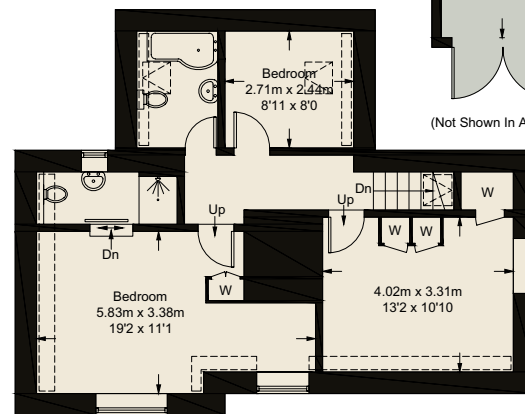
(Including Annexe / Garage & Car Port)

Total = 211.6 sq m / 2277 sq ft

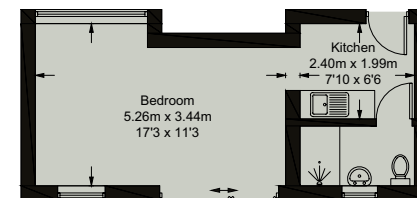
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1229854)



Ground Floor
103.5 sq m / 1114 sq ft

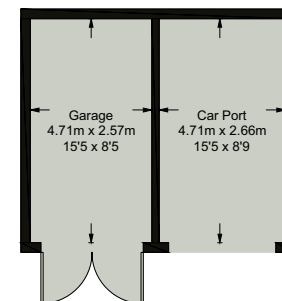


First Floor
57.0 sq m / 613 sq ft



Annexe
25.9 sq m / 279 sq ft

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



[Dashed box] = Reduced headroom below 1.5m / 5'0"

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 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. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: August 2025. Particulars written: August 2025. Brochure by wordperfectprint.com

