



# CHURCH COTTAGE

CHURCH WESTCOTE, OXFORDSHIRE



## A charming Grade II listed cottage in a picturesque village with great potential

**Ground Floor:** Kitchen/dining room • Breakfast room  
Sitting room • Reception hall • Snug • Study • Boot room

**First Floor:** Principal bedroom with adjoining Bathroom  
Four double bedrooms • Family bathroom • Shower room

**Outside:** Gravel driveway • Enclosed gardens  
Paddock

**Butler  
Sherborn**

### Stow-on-the-Wold Office

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## DESCRIPTION

A charming property in a picturesque village setting with expansive views of the Cotswold countryside. With its mix of traditional features like open fireplaces and a snug area, paired with modern amenities such as a kitchen dining room and double doors opening to the garden, it offers a balance of comfort and character. Upstairs, you'll find five spacious bedrooms and three bath/shower rooms, making it an ideal space for family living or entertaining guests.

The expansive garden is a standout feature, offering ample room for outdoor enjoyment. Additionally, planning permission for a side plot opens exciting possibilities for future development or extension.

Full planning permission can be found on Cotswold District Council's website using the reference: 22/03517/FUL

## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional 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 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.

## 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 (Postcode OX7 6SF)

From Stow-on-the-Wold take the Fosseway towards Cirencester the A429 and peel off to the left on the A424 signposted towards Burford. Take the left turn signposted to Church Westcote. After about 2 miles take a left-hand turn and you will find Church Cottage on the right-hand side after the green triangle.

**what3words:** ///abode.apes.fire





### Towns

Burford 6.2 miles  
Stow-on-the-Wold 4.6 miles  
Oxford 28.5 miles



### Pubs

The Feathered Nest 0.6 mile  
The Kings Head Inn 3.7 miles  
The Wild Rabbit 4.6 miles



### Schools

Kitebrook School 11.2 miles  
The Cotswold School 6.3 miles  
Bloxham School 18.4 miles



### Train station

Kingham Station 3.7 miles



### Members Clubs

Daylesford Organic Shop & Spa 7.1 miles  
Soho Farmhouse 16.2 miles  
Estelle Manor 19.3 miles

## SERVICES

Oil fired central heating, mains water and electricity, shared septic tank, BT landline and broadband. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

## RIGHTS OF WAY

Footpath over the track

## LISTING

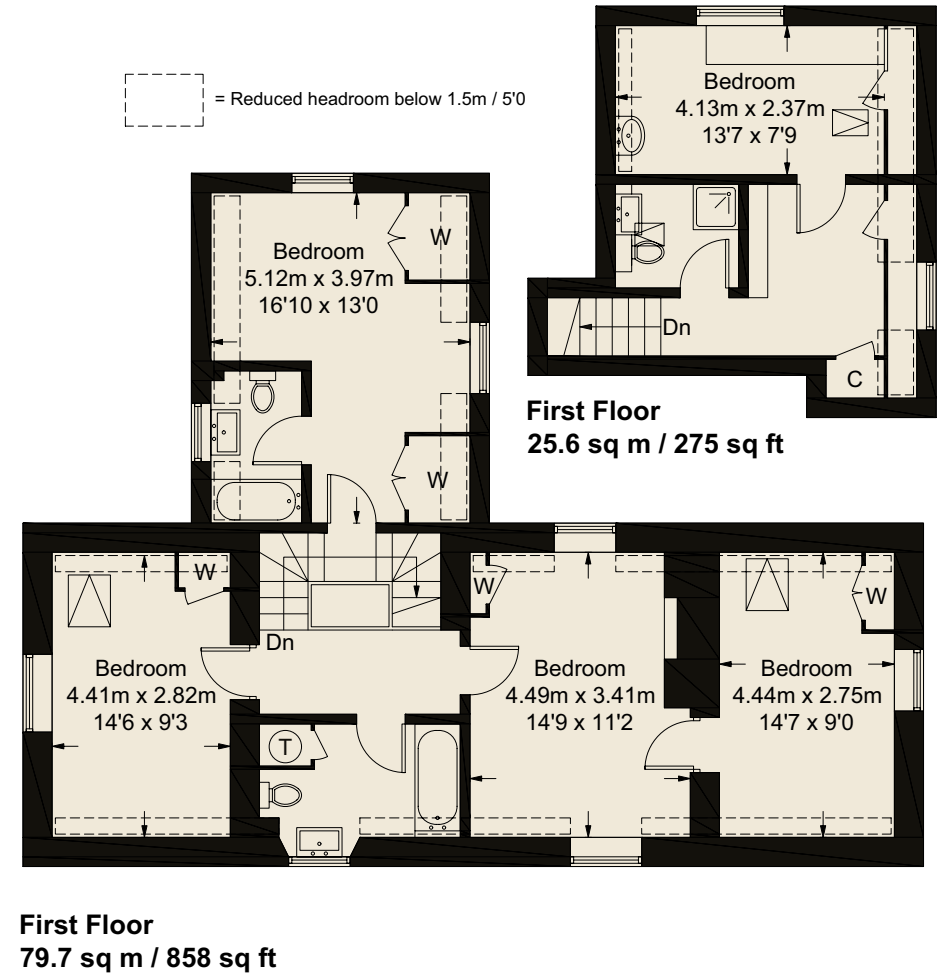
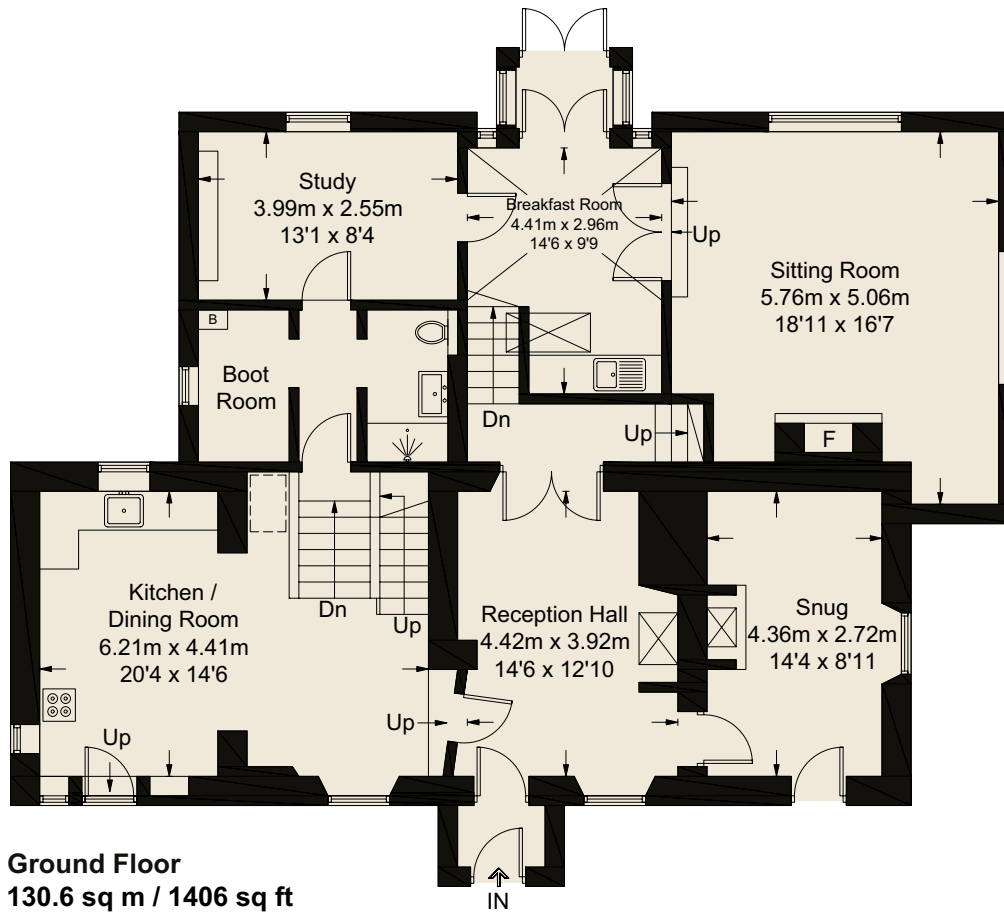
The property is Grade II listed.

## LOCAL AUTHORITY

West Oxfordshire District Council, 01993 861000







Approximate Gross Internal Area = 235.9 sq m / 2539 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1127533)

Council Tax: Band E

EPC Rating: Band E

Tenure: Freehold



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E	48		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

