



2 New Row, Brockhampton, Cheltenham, Gloucestershire

A pair of pretty Cotswold cottages available for sale, together or individually.

Description

Facing due south and situated in the heart of the village, New Row is a terrace of 6 very pretty Cotswold stone cottages occupying a peaceful village location. Under the same ownership as the adjoining cottage and run as a pair of holiday lets, 1 & 2 New Row are both available for sale at the same time presenting an unusual investment, second home or downsizing opportunity. Both cottages are presented in excellent condition, each with private parking and air source heating. To the rear of the cottage, there is a pedestrian access for the whole terrace while in front of the cottage, the south facing garden is currently open and shared with next door because both units are under the same ownership. A boundary fence between 1 & 2 New Row will be erected at the point of sale. There is parking for one car at the end of the garden.

1 New Row - Guide price £550,000.

2 New Row - Guide price £535,000.

To the rear of the cottage, there is a pedestrian access for the whole terrace while in front of the cottages, the south facing garden is currently open and shared with next door. A boundary fence between 1 & 2 New Row will be erected at the point of sale. Both cottages have private parking.

Distances

Winchcombe 5 miles | Cheltenham 7 miles | M5 (J11A) 12 miles | Cirencester 15 miles
Moreton-in-Marsh 16 miles | Swindon 32 miles | Oxford 36 miles | London 89 miles
(All distances are approximate).





Location

Located between Cheltenham and Bourton on the Water, the peaceful and unspoiled village of Brockhampton is tucked away in the folds of the Cotswold Hills Area of Outstanding Natural Beauty. Set in a Conservation Area overlooking the Coln Valley, the village comprises a mixture of Cotswold houses and cottages, mostly built in the mellow local Cotswold stone interspersed by small fields linked by stone walls and narrow lanes.

Property Information

Tenure Freehold

EPC Rating C

Services Air source heating. Private drainage shared with 1 New Row. Mains water and electricity.

Council Tax Band D

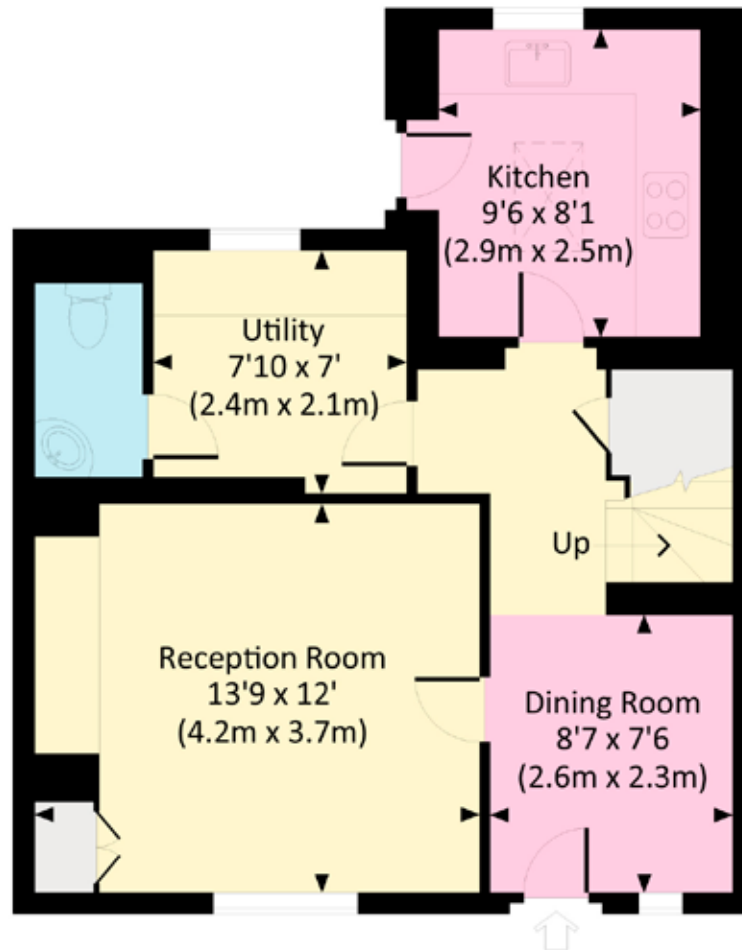
Guide Price £535,000



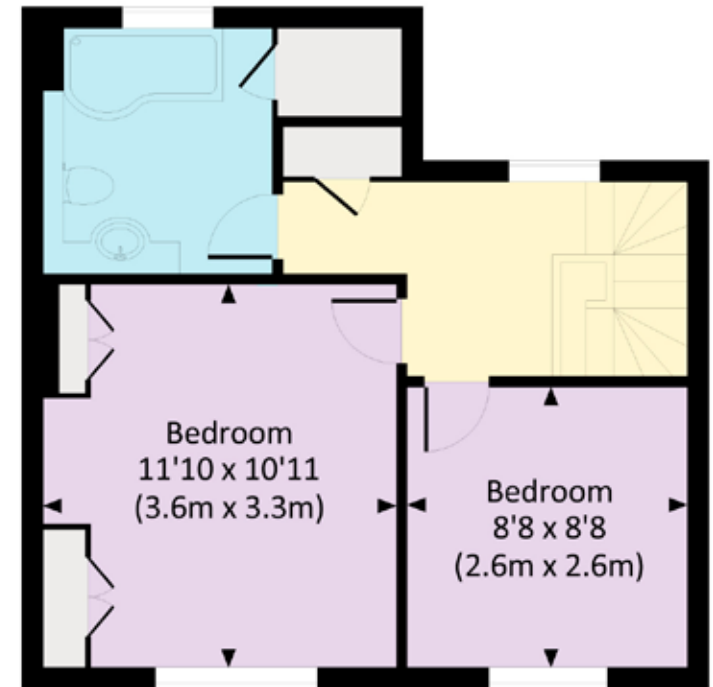
Approximate Gross Internal Floor Area

Total Area: 77.5 sq.m / 834 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



GROUND FLOOR



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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