



Church Row, Shipton Oliffe



Set within the beautiful Cotswold village of Shipton Oliffe, this delightful two-bedroom mid-terrace cottage combines rural charm with modern convenience, making it perfect as a weekend retreat, holiday let, or full-time residence for those seeking the quintessential Cotswold lifestyle.

Brimming with character throughout, entering the property via the solid wooden stable door, you are welcomed into a spacious living/dining room with wooden flooring, exposed Cotswold stone walls, and a cosy wood-burning stove. Continuing through the property, there is a rear hallway with access to the rear garden and the well-equipped kitchen which includes an electric cooker, a range of wall and base units, and houses the Worcester combi-boiler, to the left. Off the hallway is a stylish, newly fitted bathroom, with bath and overhead shower, which completes the ground floor. Upstairs, there are two double bedrooms, both enjoying picturesque views over the neighbouring churchyard of St. Oswald.

The rear garden offers a peaceful retreat, mainly laid to lawn with mature shrubs, a vegetable patch, a stone built store shed, and a timber-built summer house/garden room with electricity, ideal as a home office or creative studio. Shared rear access is available (restricted to bins, bicycles, fuel deliveries.)

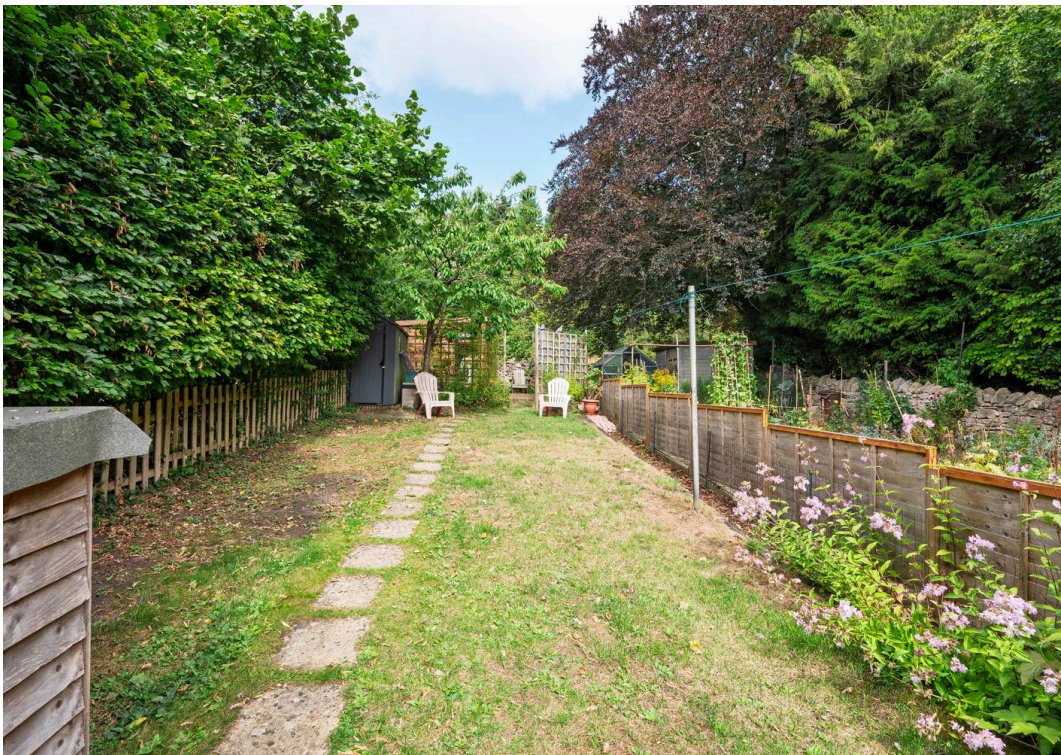
EPC: F

Council Tax Band: C

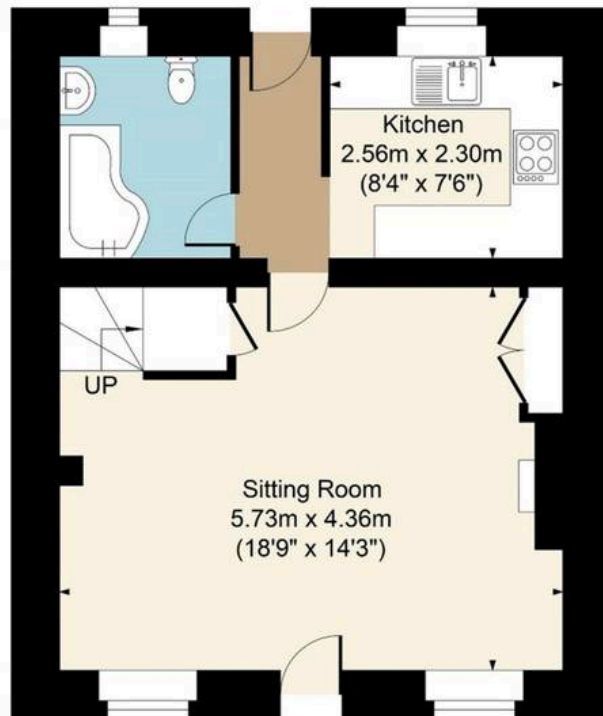
Tenure: Freehold

The quiet, pretty village of Shipton Oliffe is situated close to the River Coln and is perfectly positioned a short drive to the A40, which provides excellent transport links to Cheltenham and Oxford. The village also benefits falling into the catchment area for the outstanding Cotswold School, located in Bourton on the Water. It also provides great walking routes, with the Gloucestershire Way passing right through the village.

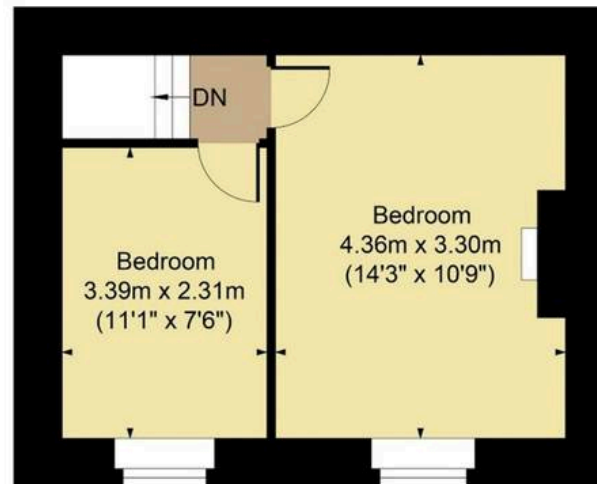




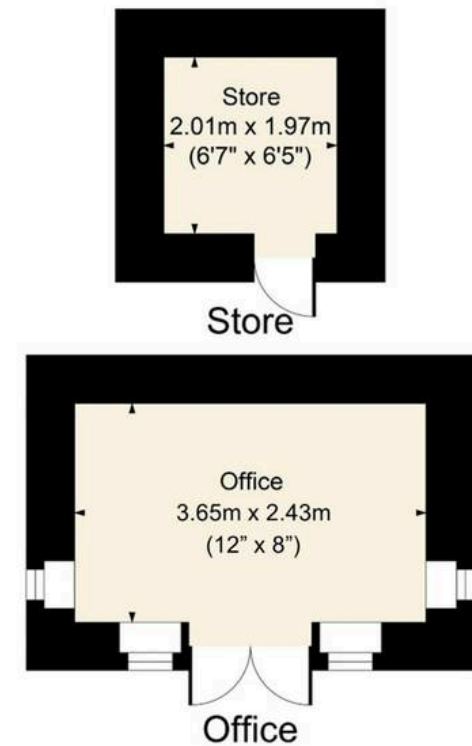
Main House Approx. Gross Internal Area:- 65.04 sq.m. 701 sq.ft.
Office & Store Approx. Gross Area:- 12.83 sq.m. 138.09 sq.ft.
Total Approx. Gross Area:- 77.87 sq.m. 839.09 sq.ft.



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ Denotes restricted head height
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