

CROSS TREE COTTAGE

FILKINS, GLOUCESTERSHIRE



Lechlade 3 miles. Burford 5 miles. Cirencester 17 miles. Swindon 15 miles. Oxford 23 miles. Charlbury Station 10 miles (London, Paddington from 67 minutes) (All times & distances approximate)

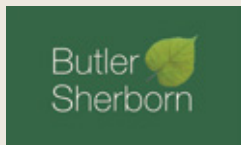
A CHARMING FOUR BEDROOM GRADE II LISTED SEMI-DETACHED PERIOD COTTAGE IN NEED OF RENOVATION, WITH A LARGE GARDEN TO THE REAR. IN ALL ABOUT 0.19 ACRES.

Ground Floor: Entrance Hall • Sitting Room • Dining Room • Kitchen • Utility/Cloaks • Rear Lobby

First Floor: Two Double Bedrooms • Family Bathroom

Second Floor: Two Bedrooms

Outside: Rear Gardens • Store Room



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DESCRIPTION

Cross Tree Cottage is a delightful double-fronted Cotswold stone property believed to date from the late 17th or early 18th Century. It retains many period details including stone mullions, window seats, attractive stone fireplaces, a winder staircase and exposed beams. The house is in need of renovation but offers an exceptional opportunity to create a beautiful village home, complemented by the large gardens to the rear.

ACCOMMODATION

Ground Floor

Two nicely proportioned reception rooms either side of the entrance hall, both with window seats and fireplaces, one with a wood burning stove. A galley kitchen to the rear, with a cloakroom with plumbing for laundry appliances beyond, and a rear lobby with a door to the side.

First & Second Floors

The concealed winder staircase leads from the sitting room to a sunny landing with access to two attractive double bedrooms overlooking the green, and the family bathroom. A further flight of stairs rises to the second floor landing and two dormer bedrooms.

OUTSIDE

A path leads along the side of the house to the rear garden, with an area of lawn and an area of hardstanding providing access to the lean-to store. The principal area of garden lies beyond a trellis screen and is laid to lawn with various trees and shrubs, including a splendid magnolia and apple trees. This area backs onto a field and is enclosed by Cotswold stone walls, with a small stone store to one side.

SITUATION & AMENITIES

Cross Tree Cottage is situated within the conservation area of this attractive village, which lies on the Gloucestershire/Oxfordshire border within the Cotswold Area of Outstanding Natural Beauty. Made

up of predominantly period Cotswold stone properties, it has a Church, a kindergarten, award winning The Five Alls village inn, local shop, public open-air swimming pool and children's playground with football pitch. Cotswold Woollen Weavers, with a popular café, is nearby.

The village is between the historic market towns of Lechlade and Burford, which provide everyday amenities. The larger centres of Witney, Oxford and Cheltenham are within easy driving distance providing a wider range of facilities including cultural and recreational amenities. The surrounding countryside offers wonderful walking and riding. In addition, there is boating on the River Thames at Lechlade.

State and private schooling in the area is excellent, with a primary school in nearby Langford, (Ofsted: Good) and a highly regarded secondary school in Burford (Ofsted: Good). Private schools nearby include Hatherop Castle, Cokethorpe and St Hugh's and there are many excellent schools around Cirencester, Cheltenham and Oxford.

Road communications are good with the M4 (junction 15) being within easy driving distance. The A40 at Burford continues to either Cheltenham to the west, or Oxford to the east connecting onto the M40 (junction 8) into London. There is also an excellent train service from Charlbury (10 miles) to London (Paddington).

SERVICES

Mains water and electricity. Oil fired central heating. (The external boiler is by the kitchen). Private drainage to a septic tank. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

The property is sold as seen.

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.

TENURE

Freehold



LOCAL AUTHORITY

West Oxfordshire District Council
Church Green, Witney, Oxfordshire
T 01993 861000
W westoxon.gov.uk

COUNCIL TAX

Band F

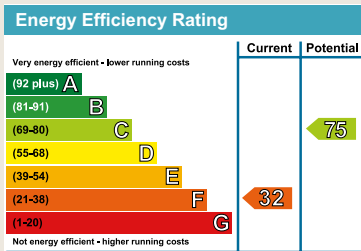
VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office
T 01993 822325 or The London Office T 0207 839 0888.
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DIRECTIONS (POSTCODE GL7 3JL)

From Burford take the A361 towards Lechlade. After 4 miles turn left, signposted Kencot & Filkins. Follow this road into the village and bear right. Take the first lane on your right, by the small triangular green, and Cross Tree Cottage is on the right hand side.

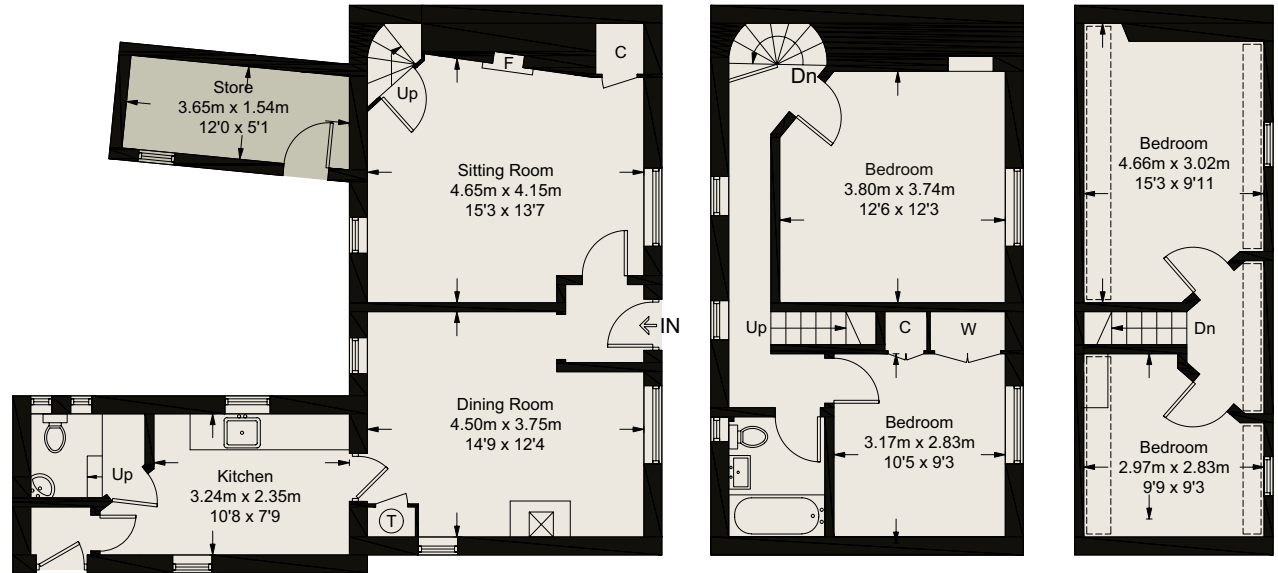
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= Reduced headroom below 1.5m / 5'0"



Ground Floor
52.6 sq m / 566 sq ft

First Floor
39.3 sq m / 423 sq ft

Second Floor
25.6 sq m / 275 sq ft

Approximate Gross Internal Area = 117.5 sq m / 1264 sq ft
Store = 5.8 sq m / 62 sq ft
Total = 123.3 sq m / 1326 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1017175)

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