

NUTWOOD COTTAGE

SOUTHROP, GLOUCESTERSHIRE



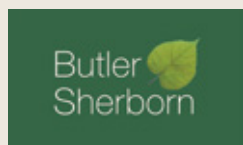
Lechlade 3 miles, Fairford 4 miles, Burford 8 miles, Cirencester 10 miles, Swindon 12 miles (London Paddington about 55 minutes), Charlbury Station 16 miles, M4 (J15) 15 miles. (All times and mileages approximate) M40 South 34 miles.

A QUINTESSENTIAL
THREE-BEDROOM
COTSWOLD STONE
COTTAGE WITH A PRIVATE,
ENCLOSED GARDEN IN THE
SOUGHT-AFTER VILLAGE
OF SOUTHROP.

Ground Floor: Entrance Hall • Sitting Room
Kitchen/Dining Room • Cloakroom • Utility

First Floor: Three Double Bedrooms • En-suite Shower
Room • Family Bathroom

Outside: Private South Facing Garden • Off Road Parking
Garage



Burford Office: 2 Lower High Street, Burford,
Oxfordshire, OX18 4RR T 01993 822325
E bur@butlersherborn.co.uk
www.butlersherborn.co.uk

The London Office: 40 St James's Place, London,
SW1A 1NS. T 0207 839 0888 E enquiries@tlo.co.uk
www.tlo.co.uk





DESCRIPTION

Having been classically restored, Nutwood Cottage enjoys all the original character and charm with exposed beams, exposed stone, stripped flooring and a truly wonderful feel throughout. The Cottage is thought to have dated back to circa 1750's and has been lovingly renovated over the course of the last 17 years by the present owner. Enjoying the most delightful and incredibly private south facing garden, with driveway parking and a detached garage. A truly wonderful home, situated in the popular community of Southrop.

ACCOMMODATION

Ground Floor

The entrance hall has stone tiled flooring, with stairs leading to the first floor and doors to the kitchen/dining room. The kitchen has stone flooring, and is a generous room, ideal for entertaining. There are windows on both sides and triple Bi-fold doors leading to the garden. The kitchen has a freestanding sink and base unit and space for a range cooker. There is plumbing for a dishwasher and offers tremendous scope for the purchaser to design their perfect kitchen to complete this fantastic space.



From the entrance hall, to the right, is the sitting room with oak flooring, a Cotswold stone fireplace with wood burning stove, three attractive cottage windows, exposed beams and stunning views on to the garden. Along the entrance hall to the rear is a cloakroom and utility with a stable door to the garden and plumbing for a washing machine and tumble dryer and an LPG central heating boiler.



First Floor

Stairs rise from the hall to the first floor with exposed beams and a small window giving the stairs an injection of natural light. To the right are two double bedrooms, both with exposed beams, original tongue and groove ceilings and windows to the front overlooking the garden. To the left of the stairs is the main bedroom with built in storage including two galleries above for additional space. The principal bedroom benefits from an en suite wet room with a shower, basin and WC. There is a further family bathroom with a bath, wash hand basin, WC and heated towel rail.

OUTSIDE

To the front of the cottage there is gravel driveway with parking for several vehicles, a detached garage with electric and behind is the LPG storage tank.

An established Yew hedge leads through to the main garden, professionally landscaped and designed to create a drift effect, well stocked planting, a plethora of perennials which give bursts of colour during the seasons, creating the most stunning cottage garden. The garden also boasts a beautiful mature walnut tree, and cooking apple tree, contemporary stepping stones which lead to a gravel terrace, ideal for alfresco dining. Wild herbs are scattered in the gravel and to the side, a path wraps around to the rear to the utility, all of which is bound by Cotswold stone walling giving the cottage further privacy. The most delightful and private garden, tucked away behind well screened hedging to create a quiet retreat, enjoyed by lots of village wildlife.

SITUATION & AMENITIES

The pretty village of Southrop lies on the Gloucestershire/Oxfordshire borders, in a Conservation Area, midway between Cirencester and Burford. The village has an attractive 12th Century Norman church and a well-regarded Church of England primary school. It is home to Thyme, a fine hotel and spa which also owns the popular Swan village pub. Other fine pubs in the area include The Bell at Langford and The Victoria Inn at nearby

Eastleach. Southrop is conveniently situated for the local market towns of Lechlade and Fairford, which offer many services including shops, library, post office, supermarket, chemist, surgery and public houses. The larger centres of Cirencester and Swindon are about 10 and 12 miles distance respectively and these provide a wider range of shopping amenities together with recreational facilities.

Golf at Burford and Cirencester. Theatres at Oxford, Cheltenham and Stratford on Avon. Racing at Newbury, Cheltenham and Stratford on Avon. Water sports on the River Thames at the Cotswold Water Park.

SERVICES

Mains water, and electricity. LPG central heating. Private Drainage. Fibre broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

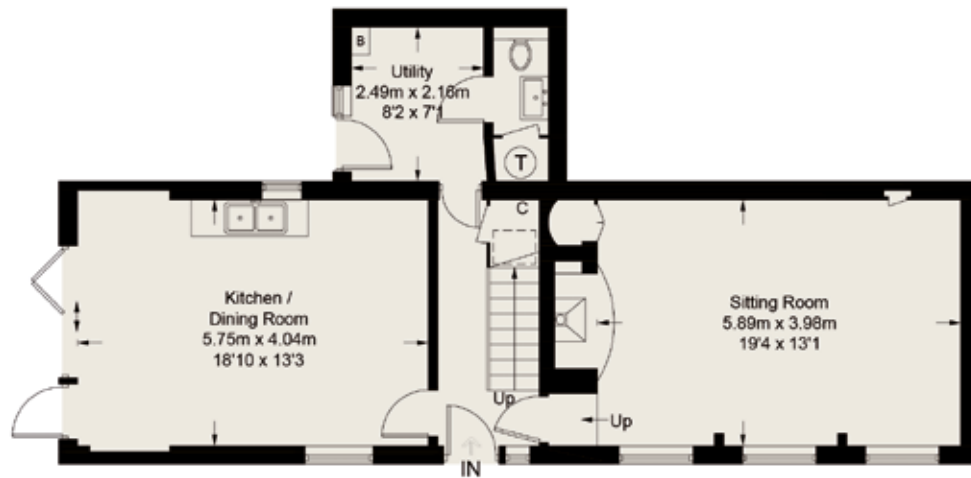
Only items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded from the sale.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

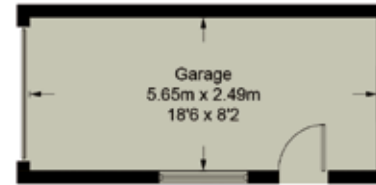
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold.



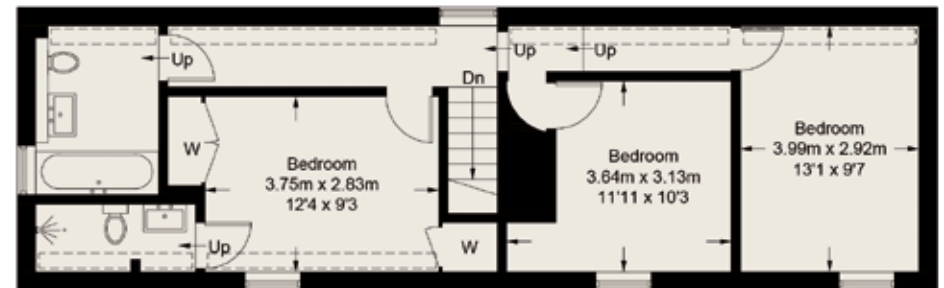
Ground Floor
67.5 sq m / 726 sq ft



(Not Shown In Actual Location / Orientation)



⊞ Reduced headroom below 1.5m / 5'0"



First Floor
57.4 sq m / 618 sq ft

Approximate Gross Internal Area = 124.9 sq m / 1344 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 139.0 sq m / 1496 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID968145)



LOCAL AUTHORITY

Cotswold District Council
Trinity Road
Cirencester
GL7 1PX
T: 01285 623000
W: cotswold.gov.uk

COUNCIL TAX

Band E

VIEWINGS

Please telephone Burford at Butler Sherborn, Burford Office
T 01993 822325 or The London Office T 0207 839 0888.
E Bur@butlersherborn.co.uk

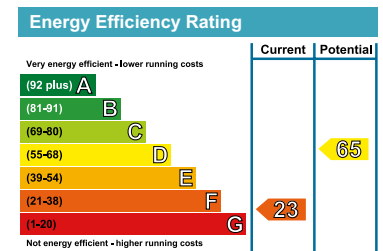
DIRECTIONS (POSTCODE GL7 3NU)

From the A40 at Burford, take the A361 towards Lechlade. Proceed for about 6 miles, past the turning to Filkins and Langford on your left. Turn right signposted to Southrop. Once in the village pass the Swan Inn on your right-hand side continue past the village hall on your right and along at the next turning left signposted Lechlade, turn left and the cottage driveway can be found on your right-hand side with a small wooden sign on the wall for Nutwood Cottage.

what3words: unit.opens.envisage



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