

# 4 THE GARDENS

LANGFORD, OXFORDSHIRE



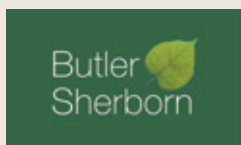
Lechlade 3 miles. Burford 5 miles. Cirencester 17 miles  
Swindon 15 miles. Oxford 23 miles, Charlbury Station  
10 miles (London, Paddington from 67 minutes)  
(all times & distances approximate)

A CHARMING AND STYLISH  
TWO BEDROOM ATTACHED  
PERIOD COTTAGE, PERFECT  
AS A MAIN RESIDENCE,  
HOLIDAY LET OR WEEKEND  
RETREAT, LOCATED IN  
A POPULAR COTSWOLD  
VILLAGE.

Ground Floor: Kitchen • Sitting Room • Bathroom.

First Floor: Two Double Bedrooms.

Outside: Courtyard Gravelled Garden.



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## ACCOMMODATION

### Ground Floor

Entering through the kitchen you are greeted by a well-proportioned, modern and functional kitchen with tiled flooring, built in oven, hob, dishwasher and fridge freezer with windows either side and a stable door to the courtyard garden. To the left of the kitchen is the sitting room with a south facing window, log burner and bespoke cabinets crafted by a local carpenter coupled with exposed beams and stone, stairs rising to the first floor. To the right of the kitchen is a modern bathroom but traditional bathroom flooded with natural light with a rainfall shower over bath, WC, wash hand basin, tiled floor and walls.

### First Floor

Principal bedroom with built in wardrobes and space for a desk/drawers, with a window to the front. A further double bedroom with a window to the rear of the property with space for another double bed and desk/storage.

## OUTSIDE

The main entrance to the property is accessed by a gravelled garden. The enclosed rear garden a easterly facing patio area ideal for the morning sun. 4 The Gardens has been a lovely family home but would also be suitable as a holiday let or part time occupation. Within easy walking distance to the renowned pub The Bell, and glorious countryside walks.

## SITUATION & AMENITIES

Langford is an attractive and sought after rural Cotswold village with many fine period properties, a highly regarded dining pub, The Bell, a pretty parish church and a primary school and village hall. The highly regarded Thyme Hotel and Spa is within 5 miles and daily amenities can be found in the nearby towns of Lechlade, Farringdon and the historic medieval town of Burford. Soho Farmhouse, Daylesford Organic and the larger centres of Cirencester, 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 the village (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 a frequent train service from Swindon (15.5 miles) to London (Paddington).

## SERVICES

Mains water, electricity and shared private drainage. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

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

## VIEWINGS

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

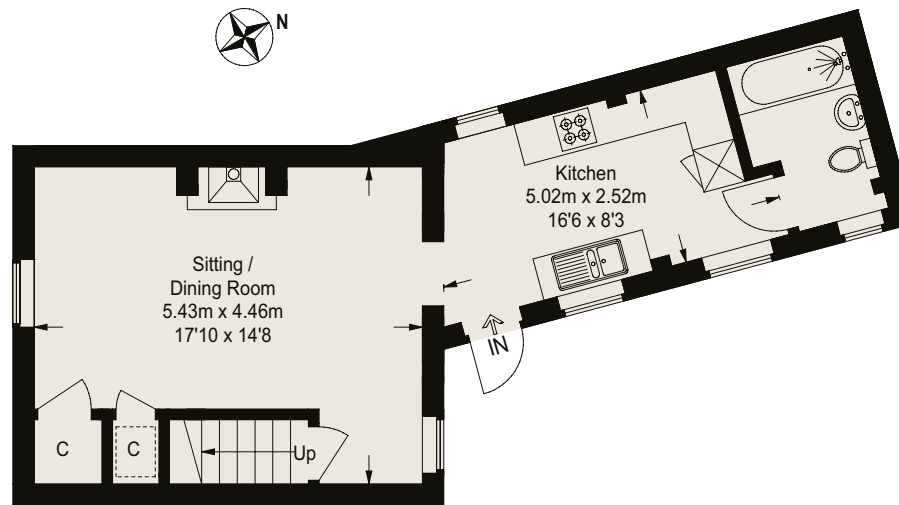
## DIRECTIONS (POSTCODE GL7 3LW)

From Burford take the A361 towards Lechlade. After about 4 miles take a left turn into Filkins. Follow the road and turn right and take the next turning right signposted Langford. Continue in to the village and the property can be found on the left hand side.

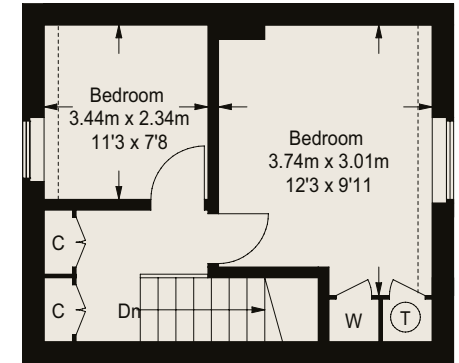
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**Ground Floor**  
40.5 sq m / 436 sq ft



**First Floor**  
24.3 sq m / 262 sq ft

= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area = 64.8 sq m / 698 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1084034)

**DISCLAIMER** 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: May 2024. Particulars written: May 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		18	
Not energy efficient - higher running costs			

