



2 SAXONS CLOSE
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 THREE BEDROOM GRADE II LISTED ATTACHED PERIOD COTTAGE, PERFECT AS A MAIN RESIDENCE, HOLIDAY LET OR WEEKEND RETREAT, LOCATED IN A POPULAR COTSWOLD VILLAGE.

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

First Floor: Principal Bedroom with Ensuite Shower
Two Further Bedrooms • Family Bathroom

Outside: Front and Rear Gardens • Parking



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ACCOMMODATION

Ground Floor

Entrance hall with a cloakroom and stairs to the first floor. To the left of the entrance hall is the sitting room with log burner and windows overlooking the front garden. To the end of the hall is the spacious kitchen/dining room with tiled flooring, built in oven, matching wall and base units, central island with hob, built in dishwasher, fridge freezer and washing machine, windows to the front and rear and a stable door to the rear garden.

First Floor

Principal bedroom with built in wardrobe and desk, window to the front, and an ensuite shower room. A further double bedroom with a window to the front and built in wardrobe and drawers. The third bedroom/study has a window overlooking the rear garden. Family bathroom with freestanding bath, WC, wash hand basin, heated towel rail, tiled floor and window to the rear.

OUTSIDE

The main entrance to the property is accessed by a covered porch area. The enclosed rear garden is mainly laid to lawn with a patio area and garden shed. The front Garden, which is a stones through away from the village outdoor swimming pool, has gravel parking for two cars, lawned area and patio seating area. It has been a highly successful holiday let but would also make a lovely home for full or part time occupation.

SITUATION & AMENITIES

2 Saxons Close is situated within the conservation area of this attractive village, which lies on the Gloucestershire/Oxfordshire borders within the Cotswold Area of Outstanding Natural Beauty. Made up of predominantly period Cotswold stone properties, it has a Church, a kindergarten, the award winning 5 Alls pub, local shop, public open-air swimming pool and children's playground with football pitch. The 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.

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, gas, electricity and 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 Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E bur@butlersherborn.co.uk

DIRECTIONS (POSTCODE GL7 3JD)

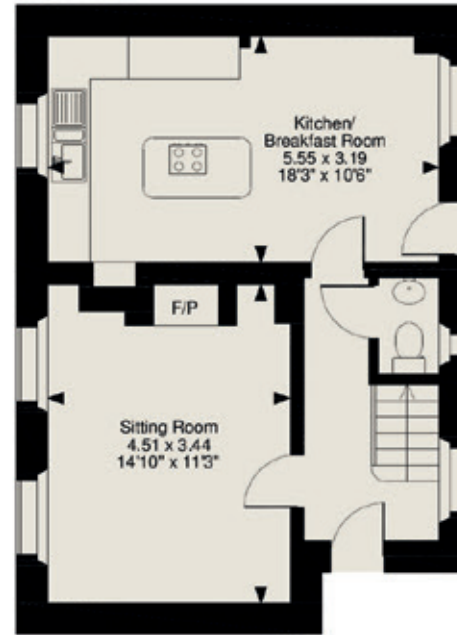
From Burford take the A361 towards Lechlade. After 4 miles turn left, signposted Kencot & Filkins. Follow this road into the village past the Wollen Weavers and Telephone Box. Turn right into Rouses Lane and 2 Saxons Close can be found on the right hand side.

what3words: ///walkway.kinds.publisher

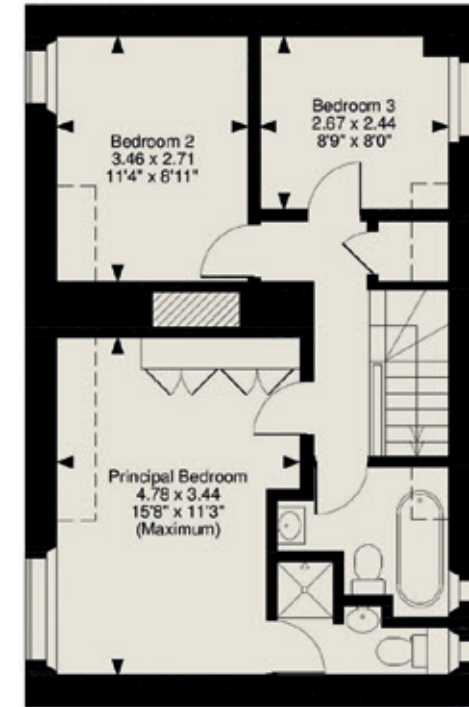


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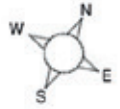
Approximate Gross Internal Area
945 Sq Ft/88 Sq M



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

