

DOYLES 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)

An incredibly unique detached period stone cottage, situated on a small lane with generous garden, stunning views and garage and home office/studio, located in the sought after village of Southrop.

Ground Floor: Entrance hall • Kitchen/dining room
Sitting room • Cloakroom

First Floor: Principal bedroom • Family bath and shower room • Guest double bedroom

Outside: Driveway parking • Generous garden with views • Garage • Home office/studio

Butler 
Sherborn

Burford Office

2 Lower High Street, Burford, Oxfordshire, OX18 4RR

T 01993 822325

E katy@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

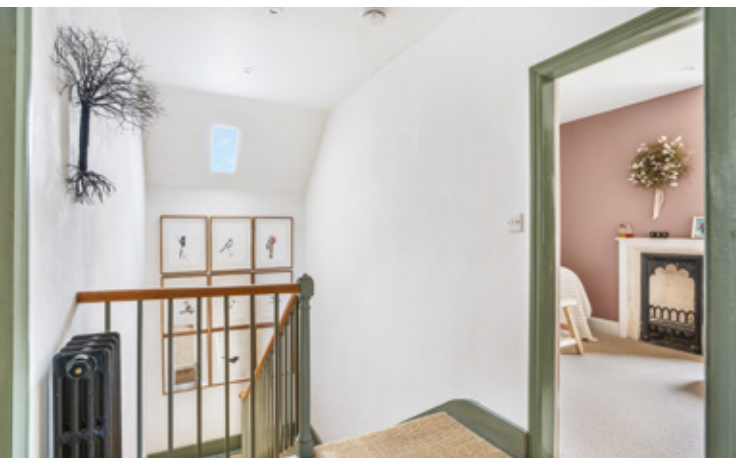


DESCRIPTION

A rare opportunity to own a beautifully presented mid-Victorian home that combines historical charm with modern comforts. The cottage sits serenely within a conservation area, offering picturesque valley views. Although it retains its original character, the cottage has been tastefully decorated throughout and offers an abundance of innate character and charm with original fireplaces, stripped wood flooring, diamond leaded windows and high ceilings, all of which compliment this unique building.

OUTSIDE

The property boasts a private, gated gravelled driveway with ample parking space and a detached garage and home office/studio across the lane. Planning permission has been granted for a detached double bay garage with a studio above details of which can be found on Cotswold district website. Nestled within an area of outstanding natural beauty, Doyles Cottage offers a peaceful retreat with all the advantages of rural village life.





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, banks, 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. Private drainage. 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 those items mentioned in these particulars are included in the sale. Some additional items 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 quasieasements 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

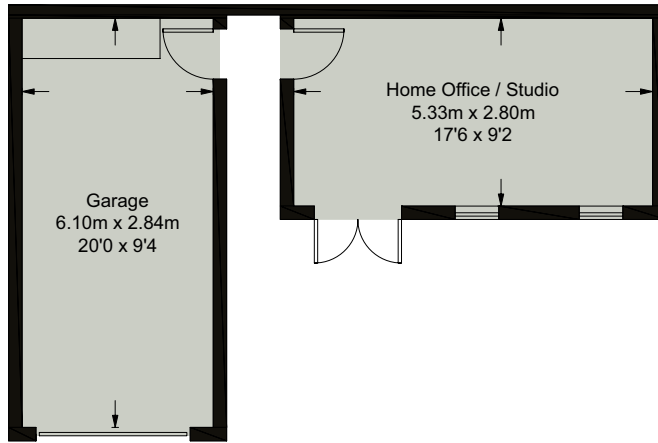
Freehold

LOCAL AUTHORITY

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

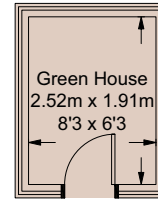
COUNCIL TAX: Band F



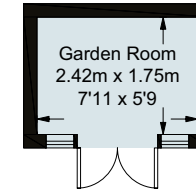


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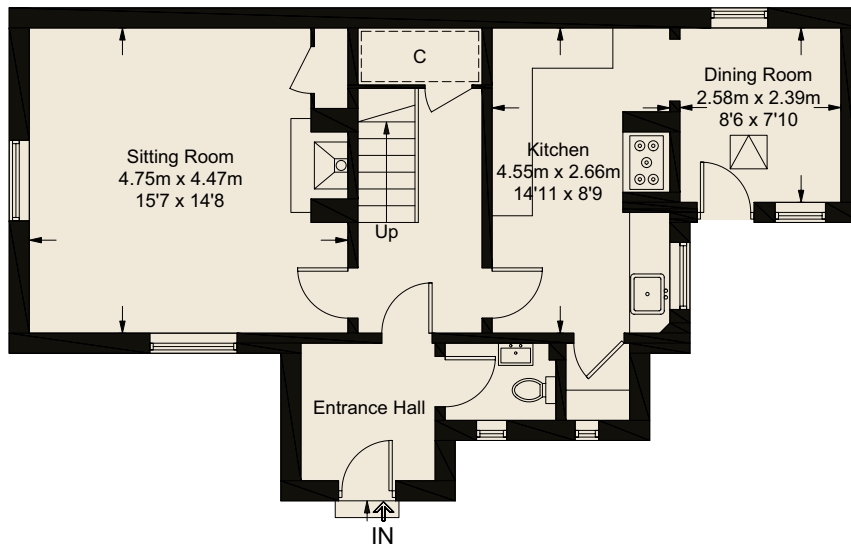
= Reduced headroom below 1.5m / 5'0



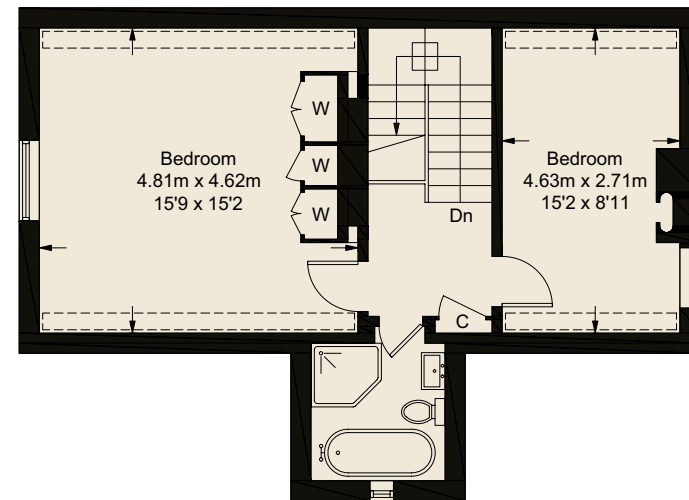
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(Not Shown In Actual Location / Orientation)



Ground Floor = 58.5 sq m / 630 sq ft



First Floor = 47.8 sq m / 514 sq ft

Approximate Gross Internal Area = 106.3 sq m / 1144 sq ft

Outbuildings = 41.3 sq m / 444 sq ft

Total = 147.6 sq m / 1588 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1120215)

VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E katy@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 upon entering the village with the primary school on your right at the end of the next set of cottages turn right in to a small lane, Doyles Cottage can be found approximately 50 yards on your right hand side.

what3words: ///hopefully.redouble.clocks



Pubs

The Swan, Southrop - within walking distance
Thyme - within walking distance



Schools

Southrop C of E Primary - within walking distance
Hatherop Castle - 4 miles



Train stations

Shipton-under-Wychwood - 12.7 miles
Swindon - 15 miles

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| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 43 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

