



THE COURT HOUSE

BROUGHTON POGGS, FILKINS, LECHLADE, GLOUCESTERSHIRE

A charming three bedroom Grade II Listed period village property with additional annex, delightful gardens and detached garage, situated in the desirable hamlet of Broughton Poggs

Ground Floor: Entrance hall • Conservatory with dining area • Sitting room with Mezzanine above • Kitchen WC • Two double bedrooms with adjoining bathrooms Principal bedroom with dressing room and adjoining bathroom

Outside: Driveway • Landscaped gardens
Detached stone annex with bedroom and bathroom
Further parking • Detached garage • Woodland garden

Butler 
Sherborn

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DESCRIPTION

Tucked away in the serene village of Broughton Poggs, this property enjoys a secluded and tranquil setting, offering privacy and peaceful surroundings. The property is within easy reach of Langford, Filkins and Southrop for local amenities and charming Cotswold towns such as Burford, Lechlade, Cirencester and Witney.

The heart of the property features an open-plan living area with vaulted ceilings and a stunning mezzanine floor that overlooks the living space below. A striking open fire adds a cosy touch to this expansive area, creating a welcoming atmosphere for both relaxing and entertaining.

The kitchen is fully equipped, practical and light just opposite the conservatory with wine storage and bar area concealed within an adjacent joinery unit. Each of the three generously sized bedrooms feature their own adjoining bathrooms and ample built in storage.

A self-contained one-bedroom annex offers additional living space, ideal for family visitors, a separate studio/home office, or as a rental opportunity.

The meticulously landscaped garden is a true highlight of this property. The garden features lush greenery, beautiful flower beds, and a tranquil rill, a serene water feature that adds a touch of elegance. This outdoor space is perfect for enjoying al fresco dining, gardening, or simply unwinding.

A detached garage provides excellent storage or workshop space with additional storage space above.

In addition to the main house and garden, the property benefits from an extra plot of land, offering further potential for expansion, recreation, or development.





SERVICES

Mains water and electricity. Private drainage. Gigaclear broadband available in the village. 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; right 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.

Right of Way: There right of way across the property. There is a public footpath running between the land where the septic tank is and the garden wall of the house.

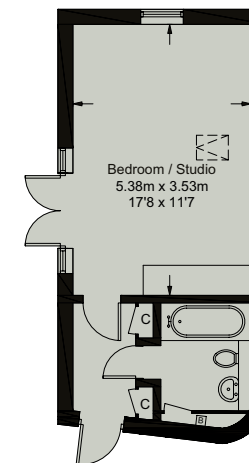
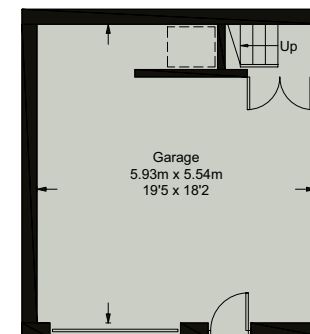
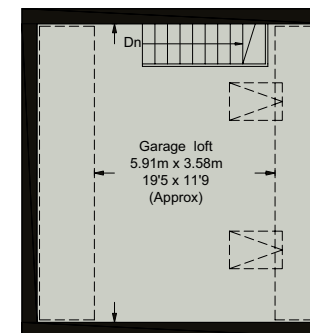
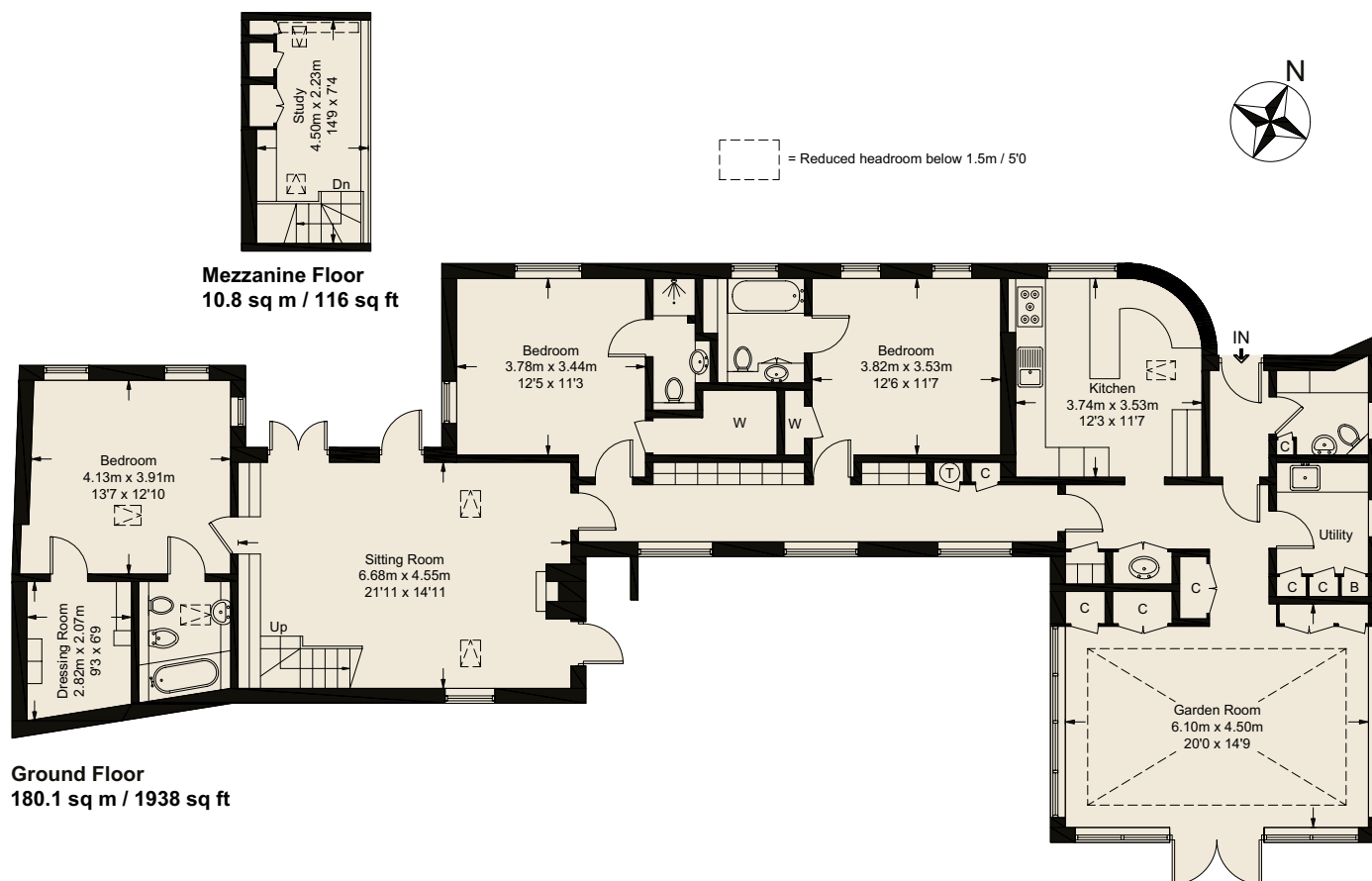
TENURE

Freehold

LOCAL AUTHORITY

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

COUNCIL TAX: Band F



Approximate Gross Internal Area = 180.1 sq m / 1938 sq ft
 Mezzanine = 10.8 sq m / 116 sq ft
 Garage = 66.1 sq m / 711 sq ft (Including Loft)
 Annexe = 28.3 sq m / 305 sq ft
 Total = 285.3 sq m / 3070 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1154819)

VIEWINGS

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

From Burford turn left onto the B4477. Take first right,
then left and follow the road to the very end and the
Court House is the last house directly in front of you
behind black metal gates.

what3words: ///removals.drums.cheerful



Pubs

Five Alls, Filkins – 0.2 miles
The Bell Inn, Langford – 1.6 miles
The Swan, Southrop – 2.4 miles



Schools

St.Christopher's Church of England School,
Langford – 1.5 miles
Hatherop Castle School, Hatherop – 6.6 miles
Southrop C of E Primary School, Southrop –
2.3 miles



Train stations

Charlbury – 14.1 miles
Swindon – 14.1 miles



Member Clubs

Thyme – 2.3 miles
The Club by Bamford – 16.6 miles
Estelle Manor – 16.8 miles
Soho Farmhouse – 22.8 miles

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