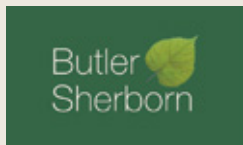




33 EASTLEACH
GLOUCESTERSHIRE

Lechlade 4 miles, Fairford 4 miles, Burford 6 miles,
Cirencester 13 miles, Oxford 26 miles, Charlbury
Mainline Station 15 miles (London Paddington from
72 minutes) (All mileages and times are approximate)

A BEAUTIFULLY PRESENTED
ATTACHED FOUR BEDROOM
VILLAGE HOUSE IN A
QUIET AND ELEVATED
POSITION IN THIS SOUGHT
AFTER LOCATION, WITH
A STUNNING OPEN-PLAN
LIVING AREA, ENVIABLE
VIEWS AND LANDSCAPED
GARDENS IN ALL APPROX
0.4 ACRES.



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

First Floor: Master Bedroom with En Suite Bathroom
Three Further Double Bedrooms • Family Bathroom

Outside: Driveway • Gardens • Paved Dining Terrace
Attached Stone Barn • Stone Outbuilding • Ornamental
Pond

DESCRIPTION

Originally half of a pair of Victorian stone cottages, 33 Eastleach has been extended to create a comfortable family home. More recently it has been completely renovated, re-modelled and now enjoys a light and sunny kitchen/dining/family room, with a fabulous glazed extension with full width sliding doors to allow wonderful views across the valley, village and rooftops, with access to the broad dining terrace. Improvements include re-wiring, re-plumbing, a new boiler and stylish decoration throughout, with bespoke kitchen units and tasteful bathroom fittings. The property occupies a large corner plot with beautifully landscaped gardens and feels both private and tranquil.

ACCOMMODATION

Ground Floor

The front door opens into the entrance hall, with space for coats and boots. Leading through to the deVOL kitchen/kitchen/breakfast/family room, which is a wonderfully light and sunny space with limestone floors; a contemporary wood-burning stove; a wall of sliding glass doors adjoining the dining terrace; french doors to the side; and a stunning bespoke hand-painted traditional-style kitchen. This features a large island unit, a Smeg range-style cooker with an induction hob and concealed extractor fan, integrated fridge and dishwasher. Adjacent is a fitted utility room with an integrated washing machine, a deep storage cupboard, cloakroom and a door to the rear courtyard. Originally the main cottage sitting room, the snug is quietly situated at the front of the house and has a fireplace with a wood-burning stove.





First Floor

From the first floor landing, the dual aspect master bedroom has wonderful views, a partly vaulted ceiling and a stylish en suite bathroom with roll top bath and separate walk in shower. There are three other attractively finished double bedrooms, all with part vaulted ceilings, which share the family bathroom.

OUTSIDE

The property is approached either via a pedestrian gravel pathway to the front of the house, or the driveway to the rear. This can accommodate several vehicles and has broad, shallow gravel steps rising to the dining terrace and the rear courtyard, with an old pigsty and a stone store adjacent to the steps. The semi-detached stone barn is accessed from the rear courtyard and houses the oil storage tank, and timber steps rise to the french doors of family room. The gardens are enclosed by fencing and slope down to the road. They are extensively laid to lawn, with terracing to different levels, hedging, mature shrubs, a sheltered area with an ornamental pond, and extensive colour themed planting adjacent to the house and dining terrace.

SITUATION & AMENITIES

Eastleach is one of the prettiest villages in the Cotswolds Area of Outstanding Natural Beauty. It is in a delightful rural location with unspoilt surrounding countryside, much of it being owned by the Ernest Cook Trust. This charming village sits astride the River Leach and is characterised by its lovely period houses and cottages. At the heart of the village is The Victoria Inn, a popular pub with excellent food. There are many fine dining venues in the vicinity, including The Swan pub and Thyme Hotel and Spa at Southrop and The Bell at Langford. Nearby Fairford, Burford and Lechlade have a good range of everyday shops and services, with a wider choice at the ancient market town of Cirencester (about 12 miles). The main regional centres are Cheltenham, Oxford and Swindon, all of which are within easy daily commuting distance.

The A40 for access to the M40 at Oxford is about 5 miles to the north and Junction 15 of the M4 at Swindon is about 16 miles to the south.

The Cotswolds are renowned for country pursuits and there are many enjoyable walks in the area together with an extensive network of footpaths and bridleways with excellent riding. Golf courses at Burford and Cirencester; racing at Cheltenham and Stratford-upon-Avon; with theatres at Oxford and Cheltenham. A variety of water sports are available at the Cotswold Water Park near South Cerney.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Gigaclear super fast 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 sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but 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.

The property (No 33) has a right of way over the pedestrian pathway leading past the front of No 34 Eastleach to the road.

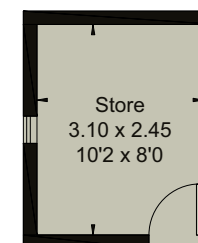
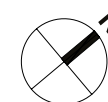
TENURE

Freehold

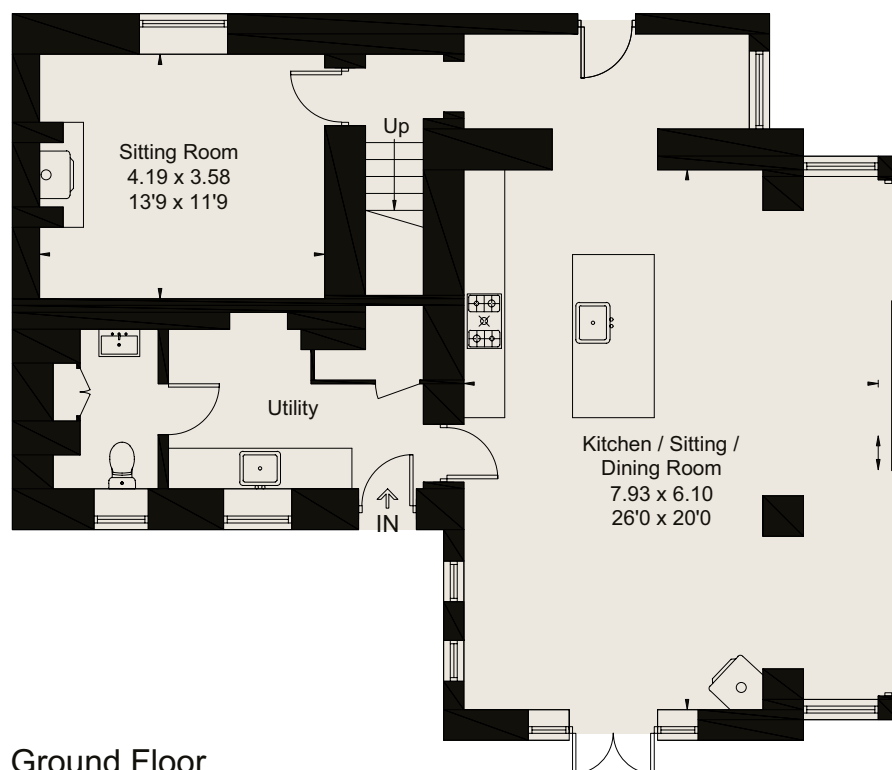
LOCAL AUTHORITY

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

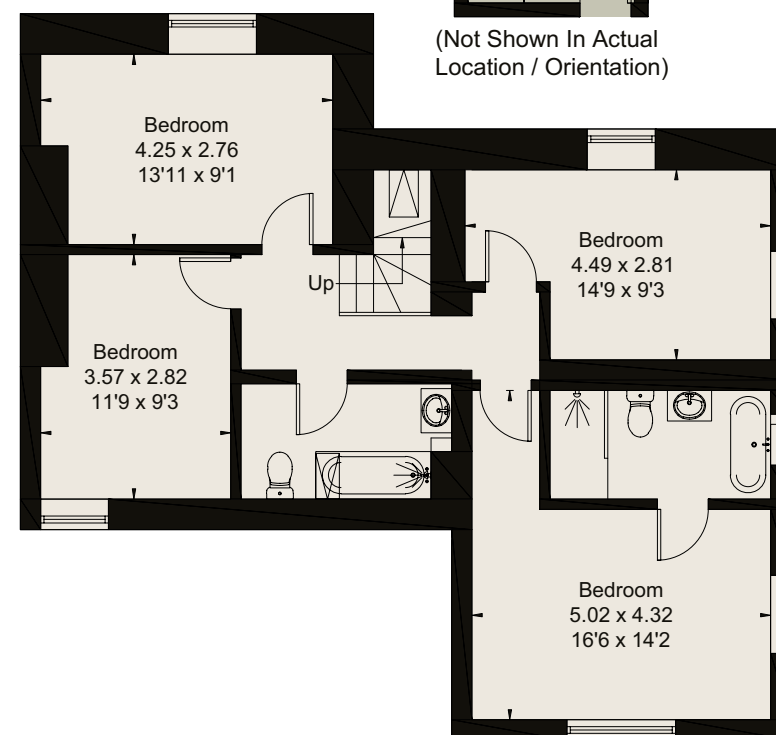
Approximate Area = 170.1 sq m / 1831 sq ft
Outbuilding = 7.6 sq m / 82 sq ft
Total = 177.7 sq m / 1913 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



VIEWING

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 3NQ)

From Burford roundabout take the A361 towards Lechlade. After 2 miles turn right at the Cotswold Wildlife Park, signposted Holwell. Follow the lane, crossing over the first junction and taking the next left. Continue until you reach Eastleach. After reaching the village bear left at the war memorial follow the lane around a right hand bend. The drive to No 33 is immediately on your right.

What3words: [replays.minds.lamppost](https://www.what3words.com/replays.minds.lamppost)



www.butlersherborn.co.uk



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: July 2023. Particulars written: January 2025. Brochure by wordperfectprint.com

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

