

CHAPEL HOUSE

FILKINS, OXFORDSHIRE



A charming Grade II Listed two bedroom period stone cottage, perfect as a main residence, holiday let or weekend retreat, located in the desirable village of Filkins.

Ground Floor: Sitting Room • Kitchen/breakfast Room
Utility • Bathroom

First Floor: Two double bedrooms

2nd Floor: Two attic rooms

Outside: Lawned front garden • Generous rear garden
Garden storage



Burford Office

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40 St James's Place, London, SW1A 1NS.

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DESCRIPTION

Chapel House is a beautiful Cotswold Stone cottage in the heart of Filkins opposite the church. This beautiful home, dating back to the 1700's, combines the warmth and character of traditional stonework with modern comforts, offering the perfect escape to country living. The property is filled with character due to the beams, exposed stone and fireplace, situated on a quiet lane. The Cottage benefits from pretty front garden and generous rear garden with hard standing terrace and storage shed.

SERVICES

Mains water, electricity, private drainage which pumps to the mains. 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

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

COUNCIL TAX: Band D

VIEWINGS

Please telephone Hebe at Butler Sherborn, Burford Office
T 01993 822325 or The London Office T 0207 839 0888.
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Pubs

The Five Alls, Filkins 0.2 miles
The Bell, Langford 1.3 miles
The Swan, Southrop 2.6 miles



Members Clubs

Thyme, Southrop 3.6 miles
Soho Farmhouse, Great Tew 22.8 miles
Estelle Manor, North Leigh 18.4 miles



Schools

Cokethorpe School, Witney 14.2 miles
Hatherop Castle School, Hatherop 6.8 miles
Burford School, Burford 5.4 miles



Train stations

Oxford parkway 22.7 miles
Swindon 14.3 miles





DIRECTIONS (Postcode GL7 3JG)

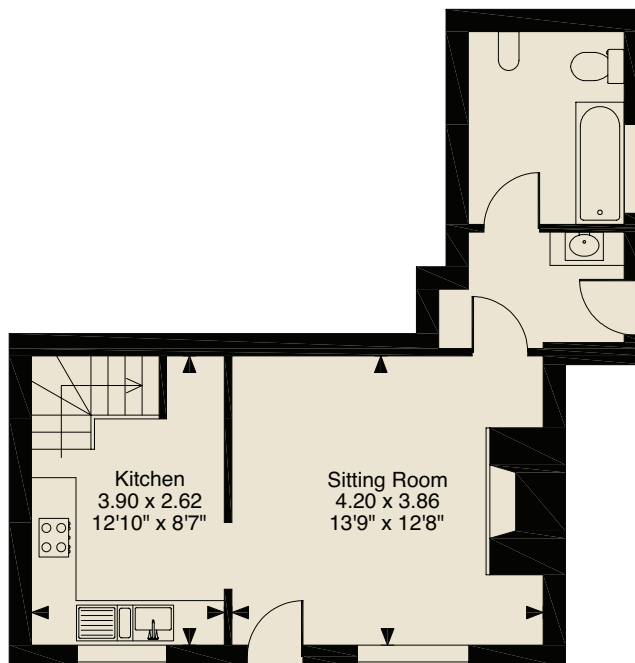
From Burford traveling south on the A361 take the left turning onto the B4477. Take the first left driving past the Five Alls pub on the left hand side. Take the second left, drive past the church and you will see Chapel House on your right hand side opposite the Church.

what3words: ///precautions.call.unpainted

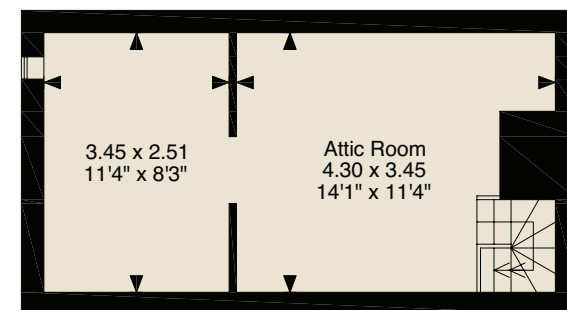
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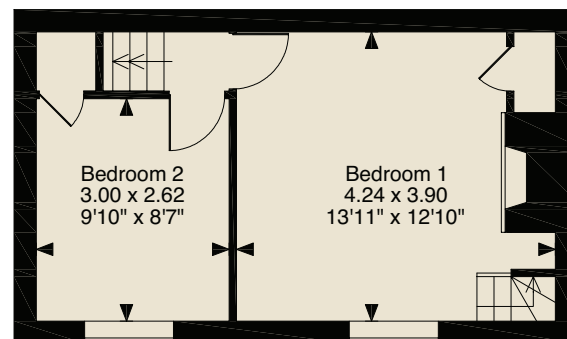
**Approximate Gross Internal Area
929 Sq Ft/86 Sq M**



Ground Floor



Second Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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