

1 LECHLADE ROAD

LANGFORD, OXFORDSHIRE



A charming and immaculately presented semi-detached cottage, thoughtfully refurbished and extended, offering stunning views in a sought-after village location.

Ground Floor: Entrance Hall • Study • Drawing Room
Kitchen/Breakfast/Dining room Room • Utility Room

First Floor: Principal Bedroom with ensuite Shower Room • Guest Bedroom with ensuite Shower Room
two further double Bedrooms • Family Bathroom

Outside: Driveway • Rear Garden • Patio Terrace



Burford Office

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

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www.butlersherborn.co.uk

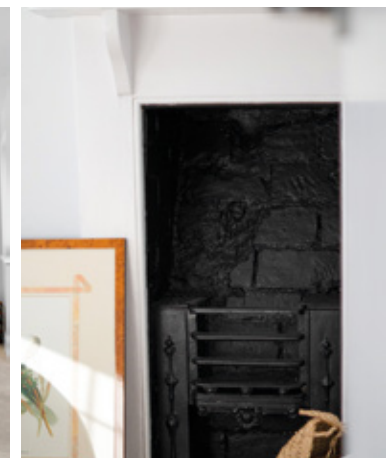
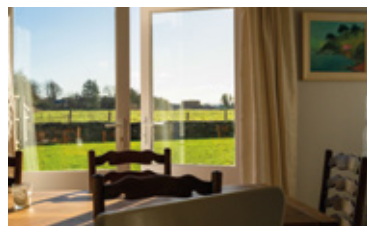
The London Office

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

T 0207 839 0888

E enquiries@tlo.co.uk

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DESCRIPTION

Dating back to the 1900's, 1 Lechlade Road is located in the centre of the village whilst also enjoying wonderful private gardens and views over farmland to the rear. The cottage has been tastefully extended and refurbished to a high standard throughout and offers spacious accommodation. The cottage benefits from ample driveway parking and is within easy reach of charming Cotswold towns such as Burford, Lechlade, Cirencester and Witney.

SERVICES

Mains water (the stopcock is located in the utility room) and electricity. Oil central heating. Private drainage (Klargester). Fibre 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; 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 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 3LE)

From Burford take the A361 towards Lechlade. After approximately 5 miles take a left turn into Filkins. Follow the road to the right and take the next turning right signposted to Langford. Continue in to the village of Langford and at the war memorial, turn right into Lechlade Road. The property can be found on the left hand side.

what3words: ///spelling.yield.unafraid



Pubs

Double Red Duke – 4 miles
The Bell, Langford – within walking distance
Five Ails, Filkins – 1.4 miles



Schools

St Christopher's C of E School - within walking distance
St Hugh's School – 9.4 miles
Hatherop Castle – 7.4 miles
Burford School – 6.8 miles



Train stations

Swindon – 15 miles
Oxford – 25.7 miles

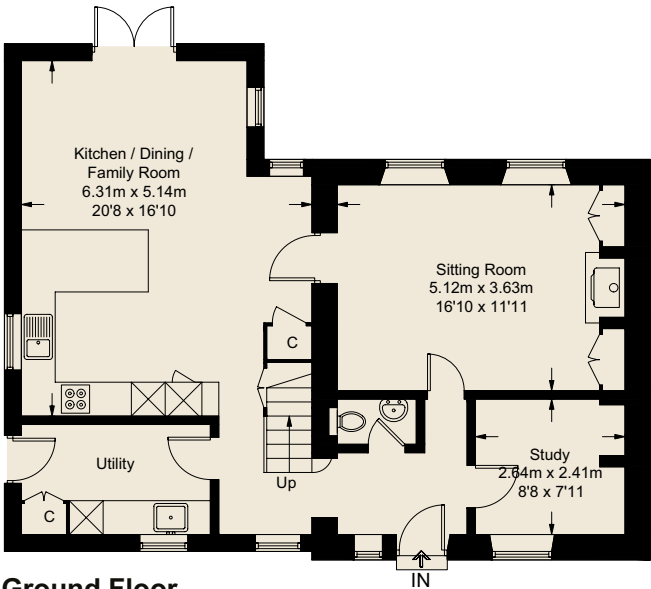


Members Clubs

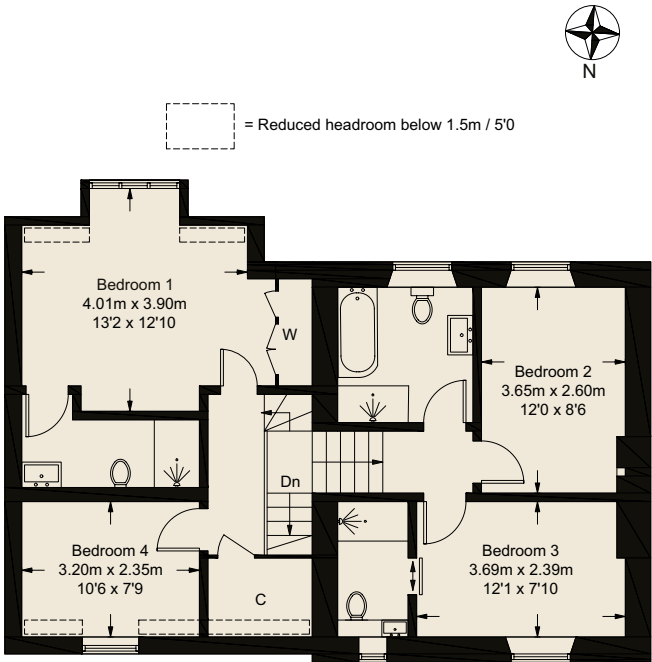
Thyme, Southrop – 4.2 miles
Daylesford Farmhouse 20.3 miles
Estelle Manor – 19.7 miles



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Ground Floor
75.9 sq m / 817 sq ft



First Floor
71.9 sq m / 774 sq ft

Approximate Gross Internal Area = 147.8 sq m / 1591 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1167130)

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 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. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: January 2025. Particulars written: February 2025. Brochure by wordperfectprint.com

