



# 10 FILKINS HALL

FILKINS



A charming second floor two-bedroom apartment in a fine edge of village country house, in approximately 3 acres of communal gardens and grounds

**Second Floor:** Two Bedrooms • Two Bathrooms • eat in Kitchen • Sitting Room

**Communal Grounds :** Driveway with Carriage Circle and Ornamental Pond • Extensive Parking • South Facing Formal Garden with Ha Ha • Orchard • Tennis Court



#### Burford Office

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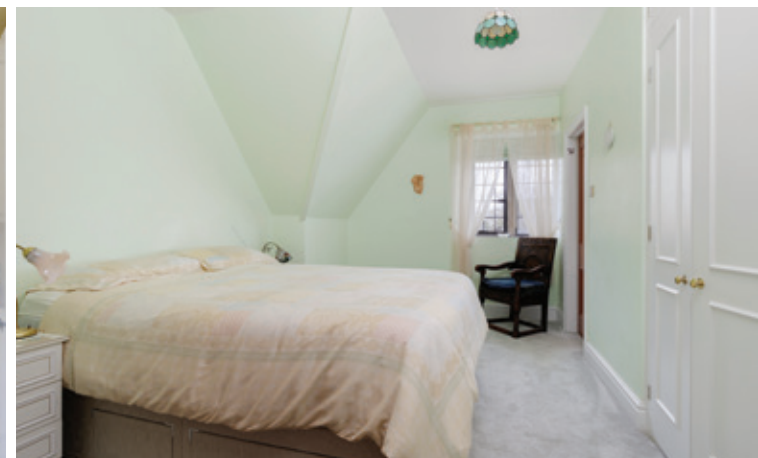
#### The London Office

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## DESCRIPTION

Filkins Hall is an attractive Cotswold stone country house, converted in the late 1980's into ten separate apartments. The original Georgian building was destroyed in a fire in 1876 and rebuilt in the Jacobean style in 1912, with features including high ceilings, stone mullioned windows, stone fireplaces and an impressive oak central staircase. The Hall is in a tranquil, edge of village, location with a classical vista over a splendid south facing garden, across the ha ha and adjoining field and through a fine avenue of trees to a distant stone gateway. There are seven further dwellings within the Hall complex, including two in the handsome Grade II listed Georgian coach house. They share the communal grounds, which are maintained to an exceptional standard. Number ten is a top floor apartment with two bedrooms and two bathrooms and an eat in kitchen and a separate reception room with extensive views over the communal gardens.

## SERVICES

Mains water (paid by residents as part of the service charge), drainage and electricity. Gas fired central heating. Gigaclear high speed broadband is 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

Leasehold (999 years from 1988) with a share of the Freehold

## SERVICE CHARGE

£3,340 per annum. Charges are paid quarterly.

## LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W [westoxon.gov.uk](http://westoxon.gov.uk)

**COUNCIL TAX:** Band E

## VIEWINGS

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E [hebe@butlersherborn.co.uk](mailto:hebe@butlersherborn.co.uk)

## DIRECTIONS (GL7 3JJ)

From Burford take the A361 towards Lechlade. After 4 miles turn left, signposted Kencot & Filkins. Follow this road into the village and bear right. The entrance to Filkins Hall will be found after approximately 150 yards on the left.

**what3words:** ///lyricism.neon.tasty







#### Pubs

Five Alls, Filkins – 0.4 miles  
The Bell, Langford – 1.5 miles  
The Swan at Southrop, Southrop – 2.9 miles



#### Schools

St Christopher's C of E School – 1.9 miles  
Burford School – 5.0 miles  
Hatherop Castle – 7.0 miles  
St Hugh's School – 10.5 miles



#### Train station

Swindon – 14.6 miles  
Charlbury – 13.7 miles



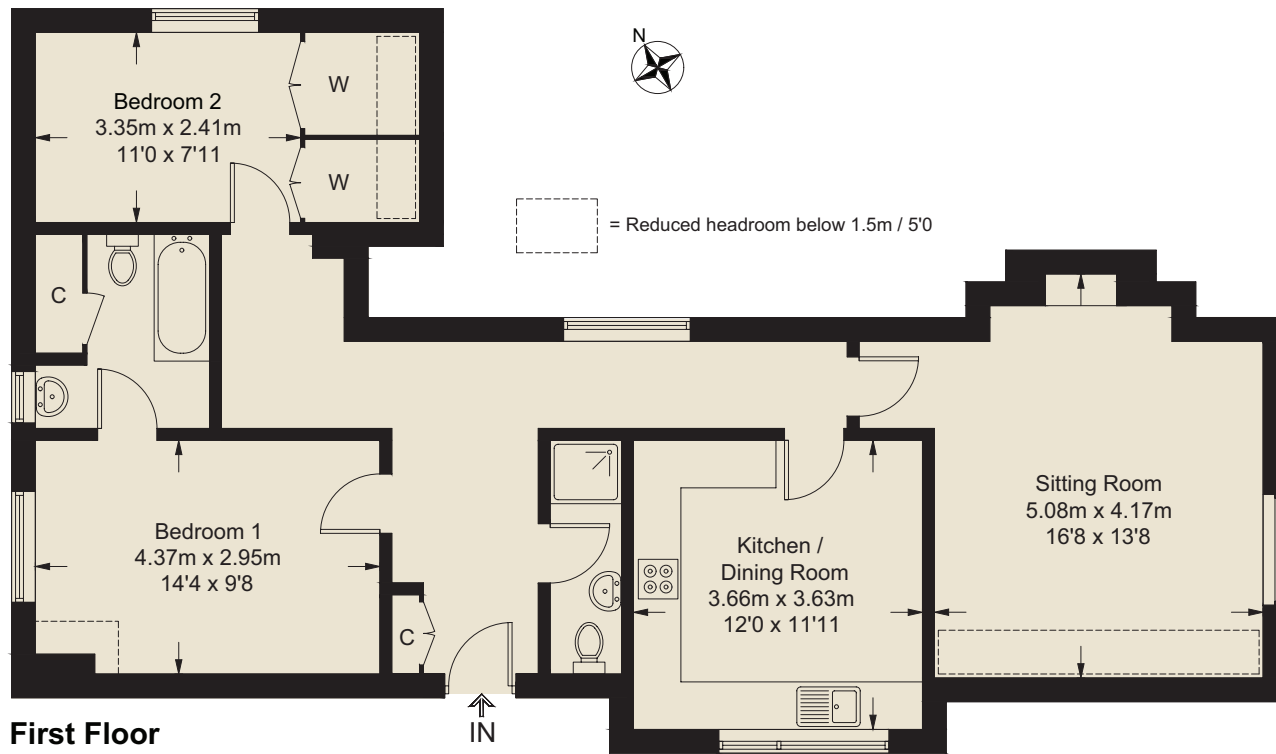
#### Members Clubs

Thyme, Southrop – 3.8 miles  
The Club by Bamford, Daylesford 18.9 miles  
Estelle Manor, North Leigh – 18 miles

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## Flat 10, Filkins Hall, Filkins, Lechlade GL7 3JJ



Approximate Gross Internal Area = 86 sq m / 925 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1186277)

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