

FLAT 2

FILKINS HALL, FILKINS, LECHLADE, GLOUCESTERSHIRE



A spacious two-bedroom duplex apartment, located on the first floor of an attractive country house conversion, set within approximately 3 acres of communal gardens and grounds

First Floor: Entrance Hall • Sitting/Dining Room
Kitchen/Breakfast Room

Second Floor: Two Double Bedrooms
Family Bathroom

Outside: Parking • Tennis Court • Communal Grounds

Butler 
Sherborn

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DESCRIPTION

With stunning views to the south over the formal lawns of the main house to the ha-ha and beyond to private parkland. Flat 2 Filkins hall enjoys a sunny aspect with generous reception room, separate access via a private external staircase and enjoys two double bedrooms on the second floor. The apartment offers a private retreat, main residence or second home, set in the sought after village of Filkins.

Filkins Hall is a charming Cotswold stone country house that was converted into ten individual apartments in the late 1980s. The original Georgian building, which was destroyed by fire in 1876, was reconstructed in the Jacobean style in 1906. The property boasts features such as high ceilings, stone mullioned windows, stone fireplaces, and a stunning oak central staircase. Situated in a peaceful, edge-of-village location, the Hall enjoys a classic view over a beautiful south-facing garden, extending across the ha-ha, an adjoining field, and a magnificent avenue of trees leading to a distant stone gateway.

SERVICES

Mains water, drainage, gas and electricity. Gigiclear high speed broadband is available. 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.

N.B A covenant exists that prohibits the apartments to be used as holiday let investments.

TENURE

Leasehold (999 years from 24th June 1986) with a share of the Freehold

SERVICE CHARGE CURRENTLY

£4,340 per annum, which is payable quarterly

LOCAL AUTHORITY

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

COUNCIL TAX: Band E

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 (GL7 3JJ)

FromBurford/A40take theA361south towardsLechlade. After 4 miles turn left, signposted Filkins. Follow this road into the village and bear right. The entrance to Filkins Hall will be found after ap-proximately 150 yards on the left. Drive in across the front of the house to the far end and turn right to a separate parking area to the left of the main house. Access to the entrance of Flat 2 is via an external staircase.

what3words: ///likes.inclined.seabirds

Pubs
The Five Alls, Filkins – within walking distance
The Swan, Southrop – 2.9 miles
The Bell, Langford – 1.5 miles

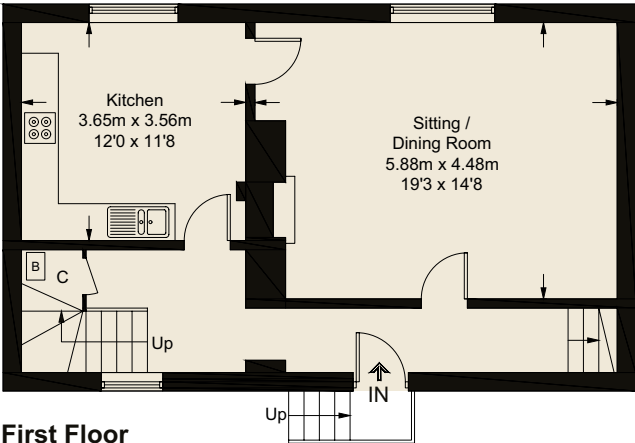
Train station
Charlbury – 14.6 miles
Oxford – 14.3 miles

Members Clubs
Colston Tennis Club, Langford 2 miles
Thyme, Southrop 3.6 miles
Soho Farmhouse, Great Tew
22.8 miles Estelle Manor, North Leigh
18.4 miles

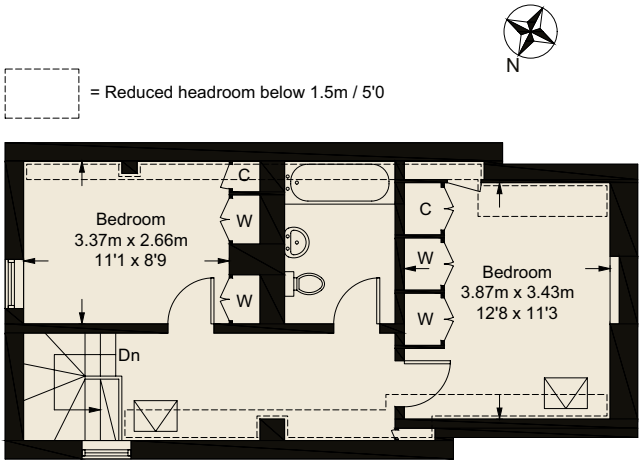


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Flat 2 Filkins Hall, Filkins, Lechlade, GL7 3JJ



First Floor
55.4 sq m / 596 sq ft



Second Floor
42.3 sq m / 455 sq ft

Approximate Gross Internal Area = 97.7 sq m / 1051 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1184625)

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: March 2025. Particulars written: April 2025. Brochure by wordperfectprint.com

