



BOURNE COTTAGE

EASTLEACH, GLOUCESTERSHIRE

An unique detached three-bedroom
Cotswold stone chapel conversion,
situated in the heart of the wonderful
village of Eastleach with delightful
garden and parking

Ground Floor: Entrance Hall • Cloakroom

Open plan kitchen/sitting/dining room

Bedroom three/study • Utility room

First Floor: Two double bedrooms • Family bathroom

Outside: Rear and side gardens • Driveway parking

Butler 
Sherborn

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DESCRIPTION

Dating back to the early 1900s and formerly the village Methodist chapel, Bourne Cottage is a beautifully converted detached Cotswold stone home offering charm, character, and modern comfort in equal measure. Nestled in a quiet position overlooking the village allotments, this enchanting three-bedroom cottage has been thoughtfully updated by the current owner to create a welcoming and flexible village retreat.



The property retains many period features, including stunning exposed beams to the first floor, and offers adaptable accommodation suited to both full-time living and weekend escapes. The ground floor includes a well-equipped kitchen, spacious reception areas, and a versatile layout, while upstairs provides two comfortable bedrooms brimming with character.

Outside, a delightful garden provides a peaceful haven, complemented by the rare advantage of off-street parking, all set in the heart of the idyllic Cotswold village of Eastleach, known for its charm, community spirit, and beautiful countryside walks.

SERVICES

Mains water, electricity and drainage. Gigaclear 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 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

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

COUNCIL TAX: Band F

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 3NQ)

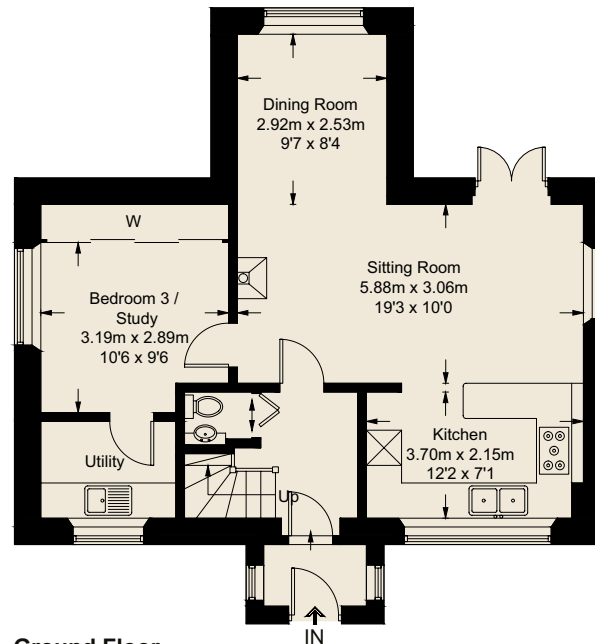
From Burford roundabout take the A361 towards Lechlade. After 2 miles turn right at the Cotswold Wildlife Park, signposted Holwell. Follow the lane, crossing over the first junction and taking the next left. Continue until you reach Eastleach. After reaching the village, turn left at the war memorial and left again, where Bourne Cottage can be found on the right hand side.

what3words: ///shadowed.pepares.fortified

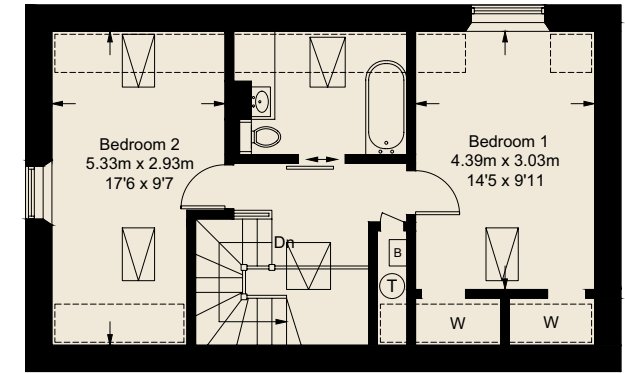




Bourne Cottage, Eastleach, GL7 3NQ



Ground Floor
60.0 sq m / 646 sq ft



First Floor
49.5 sq m / 533 sq ft

Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1200211)



Pubs

Victoria Inn, Eastleach - 0.1 miles
The Swan, Southrop - 1.2 miles
The Five Alls, Filkins - 3.7 miles



Schools

Southrop C of E Primary School - 1.3 miles
Hatherop Castle - 3.4 miles
Farmor's School, Fairford - 4.8 miles



Train station

Charlbury - 13 miles



Members Clubs

Estelle Manor - 20.4 miles
Daylesford - 16.3 miles

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