



# BRIDGE COTTAGE

FILKINS, OXFORDSHIRE



A quintessential detached three-bedroom character cottage, situated in the sought after village of Filkins with a delightful wrap around garden, overlooking neighbouring countryside

**Ground Floor:** Dining/garden room • Sitting room  
Kitchen

**First Floor:** Three bedrooms • Family Bathroom

**Outside:** Wrap around garden



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## DESCRIPTION

Believed to date back to the 18th Century and tucked away behind double gates, traditional stone walls, and mature laurel hedging, Bridge Cottage enjoys a wonderfully private setting within its own established garden. Well positioned in the village of Filkins.

Occupying a gently elevated position, the cottage boasts serene views of Broadwell Brook to one side and open countryside to the other, creating a truly idyllic backdrop. This rare combination of central location and privacy makes Bridge Cottage a standout opportunity for those seeking a peaceful country retreat with a strong sense of place.

## SERVICES

Mains gas, water, electricity, and private drainage. Gigaclear connected to the cottage. 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.

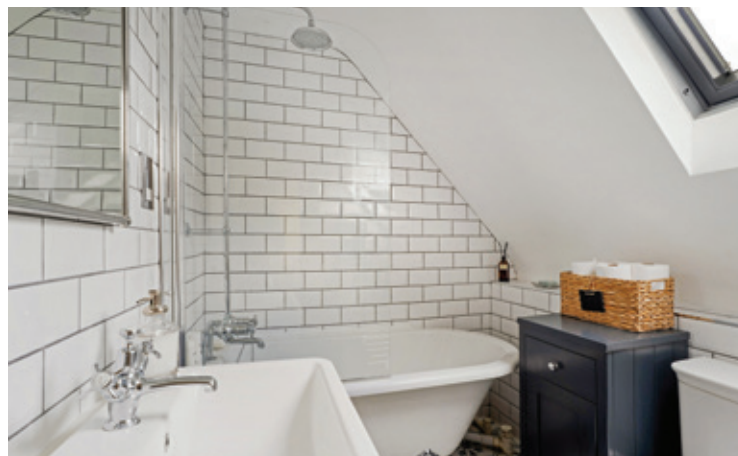
## TENURE

Freehold

## LOCAL AUTHORITY

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

**COUNCIL TAX:** Band D





## 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.

NB - Bridge Cottage has a right of way agreement in place for vehicular access to the property, which carries on to future purchasers. Access can be enjoyed until 2050 with the potential to extend.

## 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](mailto:katy@butlersherborn.co.uk)









## DIRECTIONS (GL7 3JQ)

From Burford traveling south on the A361 take the left turning onto the B4477 to Broughton Poggs. After the left hand bend, turn right signposted Kencot, Broadwell and Lanford. Bridge Cottage can be found immediately on the right.

what3words: ///amazed.bombard.puffed



### Pubs

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



### Schools

Hatherop Castle School, Hatherop 6.8 miles  
Burford School, Burford 5.4 miles



### Train station

Oxford parkway 22.7 miles  
Swindon 14.3 miles



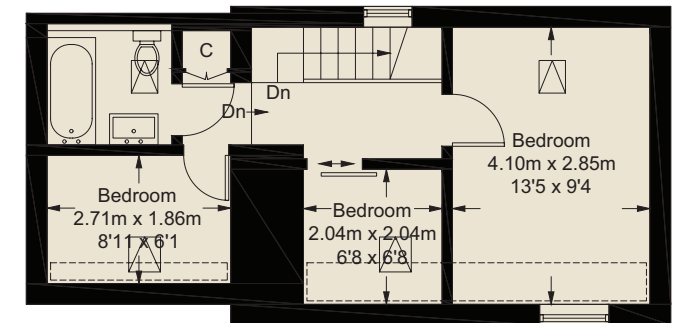
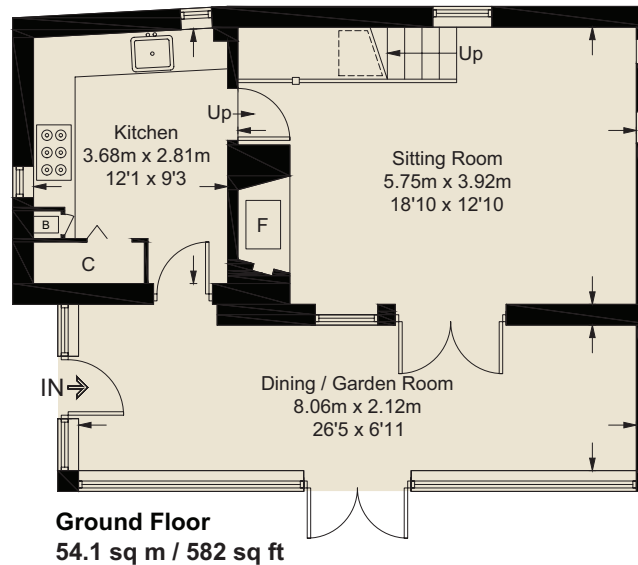
### Members Clubs

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

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## Bridge Cottage, Filkins, Lechlade, GL7 3JQ



[ ] = Reduced Head Height Below 1.5M

Approximate Gross Internal Area = 87.8 sq m / 945 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1200300)

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