

# CLEEVELEY COTTAGE

HOLWELL, BURFORD, OXFORDSHIRE





A Grade II Listed, beautifully presented, two-bedroom terraced cottage with south facing courtyard garden in the hamlet of Holwell, ideally located for access to the Cotswolds and surrounding area

**Ground Floor:** Entrance hall  
Kitchen/Sitting/Dining Room

**First Floor:** Double Bedroom  
Family bath and shower room

**Second Floor:** Principal Bedroom suite

**Outside:** Courtyard Garden to rear

**Butler**   
**Sherborn**

**Burford Office**

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

T 01993 822325

E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

**The London Office**

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

T 0207 839 0888

E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)

[www.tlo.co.uk](http://www.tlo.co.uk)





## DESCRIPTION

Situated in the picturesque hamlet of Holwell, Cleeveley Cottage is a charming, Grade II Listed, period stone cottage offering balanced accommodation and arranged over three floors. The property has been beautifully upgraded and well-maintained by the current owner, creating a bespoke fully vaulted principal suite with freestanding bath which has delicately emphasized the main bedroom with exquisite taste. With many original features Cleeveley Cottage offers great potential; either as a full-time residence or as an attractive weekend retreat.

## SERVICES

The property has mains electricity, oil-fired central heating and mains water. There is a private drainage system. 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 quasieasements 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](http://westoxon.gov.uk)

**COUNCIL TAX:** Band D


## VIEWINGS

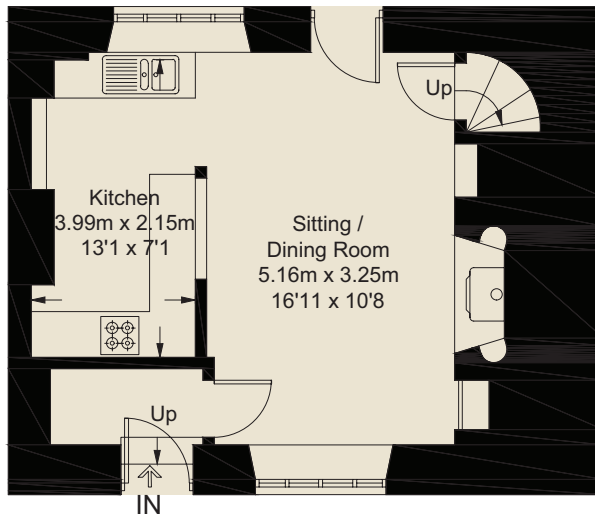
Please telephone Katy at Butler Sherborn, Burford  
Office T 01993 822325 or The London Office T 0207 839  
0888. E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)



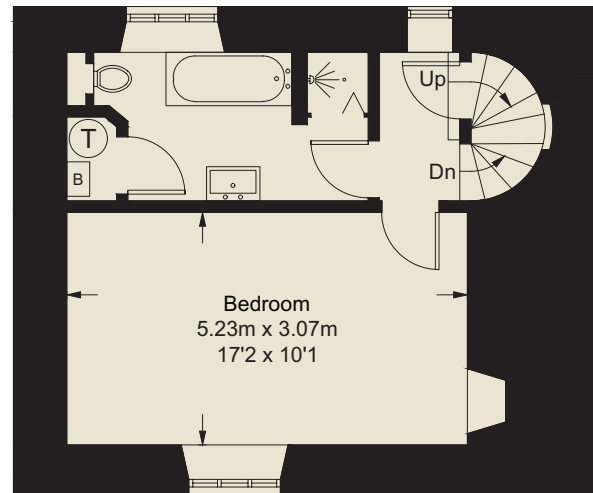
# Cleeveley Cottage, Holwell, OX18 4JS



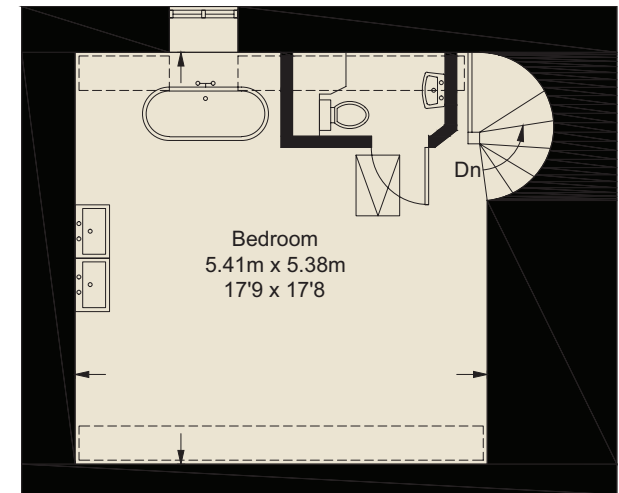
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**  
31.8 sq m / 342 sq ft



**First Floor**  
29.0 sq m / 312 sq ft



**Second Floor**  
30.4 sq m / 327 sq ft

Approximate Gross Internal Area = 91.2 sq m / 981 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1198614)



## DIRECTIONS (OX18 4JS)

Leaving Burford on the A361, right signposted Holwell. Past the Cotswold Wildlife Park on your left-hand side, turn right for Holwell. Once in the center of the village take the right fork before the Church, and Cleeveley Cottage will be towards the end of the road on the right-hand side. There is a on street parking at the front of the cottage.

**what3words:** ///cheer.sharpens.childcare



### Pubs

Bull, Burford 3.5 miles  
Thyme, Southrop 5.7 miles  
The Victoria Inn, Eastleach 3.8 miles



### Schools

Burford Primary and Secondary School  
3.4 miles  
Hatherop Castle 7.6 miles



### Train station

Charlbury 12.2 miles



### Members Clubs

Estelle Manor – 16.4 miles  
Soho Farmhouse – 20.8 miles  
Daylesford – 15.7 miles

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