



50 EASTLEACH
CIRENCESTER

A beautifully restored Cotswold cottage filled with character, charm and calm – a hidden gem in the heart of Eastleach

Ground Floor: Boot room/Entrance hall • Cloakroom
Kitchen/Dining room • Sitting room • Living room

First Floor: Principal bedroom with en-suite
Two further double bedrooms • Family bathroom

Outside: Front garden • Landscaped rear garden

Butler 
Sherborn

Burford Office

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

T 01993 822325

E hebe@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

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

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk



DESCRIPTION

Nestled in the postcard-perfect village of Eastleach, one of the Cotswolds' most sought-after hidden gems, this beautifully restored Cotswold stone cottage is something incredibly special and is full of character and warmth. Set in the most idyllic setting and benefits from being a short stroll to the award winning village pub.

Lovingly restored and immaculately presented, the cottage offers three double bedrooms, including a principal suite with en suite bathroom. At the heart of the home is a bespoke deVOL kitchen—a stunning space that combines classic design with modern functionality. With handcrafted cabinetry and a Belfast sink, it's the perfect setting for entertaining and benefits from high ceilings making the room feel spacious and airy.

The landscaped garden is full of colour and texture, with winding stone paths, mature planting, and plenty of space to sit out and enjoy the peace and quiet.

Eastleach is one of the Cotswolds' most picturesque villages, with its twin churches, honey-coloured cottages and this cottage is one of its hidden treasures.

SERVICES

Mains water, drainage and electricity. Oil 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

Freehold

LOCAL AUTHORITY

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

COUNCIL TAX: Band D

VIEWINGS

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E hebe@butlersherborn.co.uk

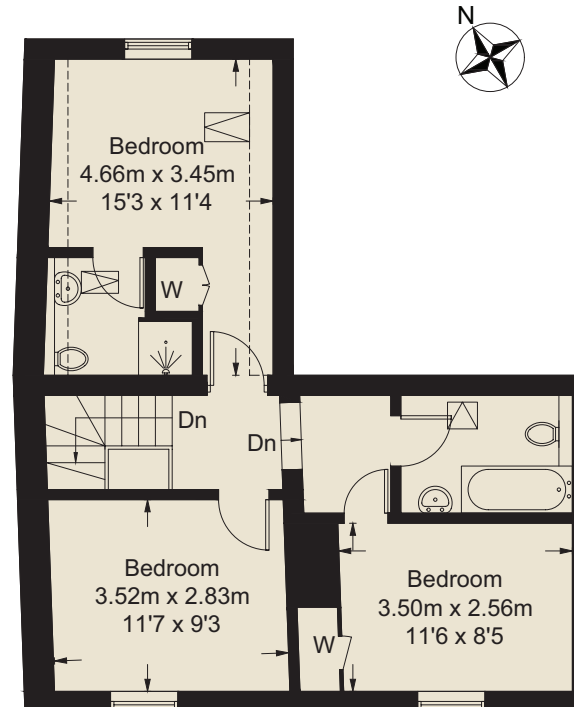
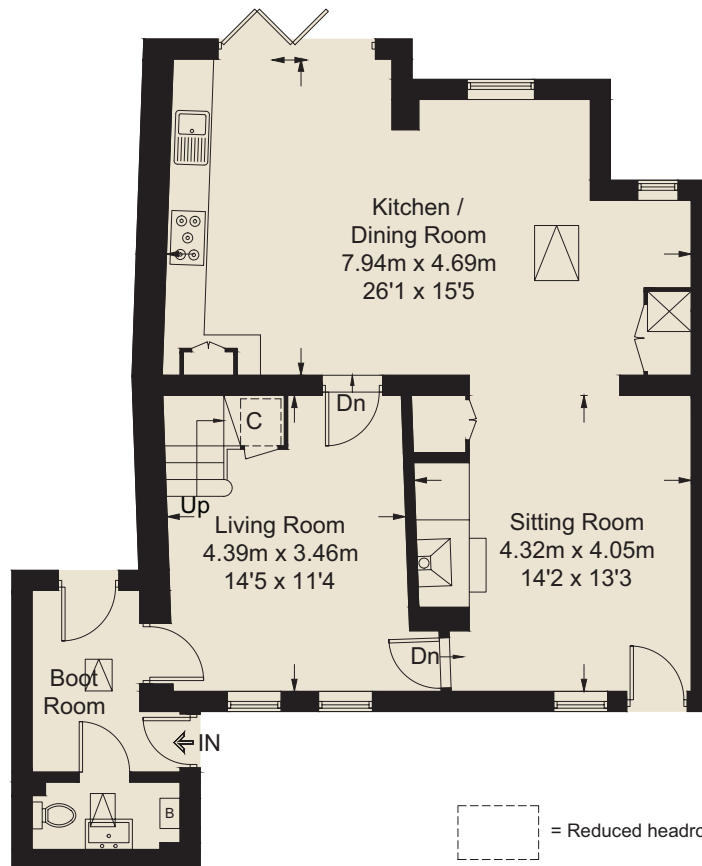
DIRECTIONS (GL7 3NQ)

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 right before the war memorial and the cottage can be found at the end of the lane.

what3words: ///curving.certainly.mild



50 Eastleach, Cirencester, GL7 3NQ



Approximate Gross Internal Area = 128.1 sq m / 1379 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1211830)



Pubs

The Victoria Inn, Eastleach – 0.2 miles
The Swan at Southrop – 1.4 miles
The Five Alls, Filkins – 3 miles



Schools

Southrop C of E Primary School – 1.4 miles
Hatherop Castle School – 4.3 miles
Burford School – 5.9 miles



Train station

Charlbury – 14.7 miles



Members Clubs

Thyme – 2.3 miles
Estelle Manor – 16.2 miles
The Club by Bamford, Daylesford – 16.6 miles
Soho Farmhouse, Great Tew – 23.5 miles

Butler 
Sherborn

www.butlersherborn.co.uk



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: June 2025. Particulars written: June 2025. Brochure by wordperfectprint.com

