

established 200 years

# Taylor & Fletcher



Lowicks

Little Barrington, Burford, OX18 4TE

Guide Price £525,000



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# Lowicks

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*An unusual Grade II listed 2/3 bed semi-detached cottage with on-street parking, enjoying a superb aspect over the Village Green to the South in the much sought after village of Little Barrington. NO ONWARD CHAIN.*

## LOCATION

Little Barrington is one of the finest of the Cotswold Villages, renowned for its beautiful Cotswold stone cottages and fine central village green. The village also enjoys The Fox Public House and on the edge of the village there is a garage providing basic facilities for everyday needs and the Inn For All Seasons, a traditional Inn. The village is well known for the Barrington Estate and Barrington Park and Middle Lane provides a beautiful cycling and walking route along the Windrush Valley to the nearby centre of Burford (3 miles) which provides a more comprehensive range of facilities including some superb Cafés, Restaurants and Pubs as well as Boutiques. Little Barrington is conveniently located just off the A40 providing easy access to Cheltenham and Oxford, the regions major centres while the surrounding Cotswolds provide a comprehensive range of rural leisure pursuits.

## DESCRIPTION

Lowicks is an unusual Grade II Listed semi-detached cottage of stone, brick and block elevations under a pitched and part flat roof, set in an elevated position overlooking the Village Green with accommodation briefly comprising; A good sized sitting room, dining room, kitchen/ breakfast room, cloakroom and study/ third bedroom on the ground floor. On the first floor there are two double bedrooms and a bathroom. The property has on-street parking on the Village Green and a private garden.

## Approach

Steps and handrail with outside light to painted timber front door with glazed panels to:

## Entrance Hall

With matwell, tiled floor, pair of timber doors to below stairs cupboard and part glazed panelled painted timber door to:

## Sitting Room

With window seat and casement window to front elevation, beamed ceiling, deep recess with built-in cupboard below and fireplace fitted with a wood burning stove.

From the hall, painted timber door with glazed panels to:

## Dining Room

With continuation of the tiled floor, wide casement window overlooking The Green, fireplace fitted with a woodburning stove with recessed shelving to either side, casement window to rear elevation, painted timber door and stairs rising to the first floor and painted timber door through to the:

## Kitchen/ Breakfast Room

With continuation of the tiled floor and fitted kitchen comprising; worktop with one and a half bowl sink unit with chrome mixer tap, built-in cupboard below, space and plumbing for washing machine and dishwasher. Tiled splashback and casement window overlooking the rear garden. Further matching units with worktop with tiled splashback with four ring Halogen hob, built-in oven/grill below and comprehensive range of below worksurface cupboards and drawers below, recess for upright fridge/freezer, a range of eye-level cupboards and extractor over hob. Breakfast bar and separate part-glazed painted timber door to the rear garden.

From the kitchen, doorway through to:

## Inner Hall

With painted timber door to:

## Cloakroom

With low-level WC, corner wash hand basin with built-in cupboards below and opening casement to rear garden.

From the inner hall, painted timber door through to:





### Study/ Bedroom 3

With casement window to rear elevation.

From the dining room, painted timber door and stairs with timber hand rail rise to the:

### First Floor Landing

With casement window overlooking the Village Green and part-exposed stone walls and access to roof space. Painted timber door to:

### Bedroom 1

With heavily beamed ceiling and casement window to front elevation.

From the landing, painted timber door to:

### Bathroom

With matching suite of pedestal wash hand basin with mirror and strip light over, panelled bath with chrome mixer tap and separate wall mounted shower. Glazed shower screen and low-level WC. Casement window to the rear of the property. Built-in airing cupboard with pressurised hot water cylinder and pine slatted shelving.

From the landing, painted timber door to:

### Bedroom 2

With wide casement window overlooking the Village Green, open fireplace with decorative cast iron inner surround and grate and painted timber mantle over.

### OUTSIDE

Lowicks is approached via a pedestrian gate and path leading to the front door with the principal garden wrapping around the cottage laid mainly to lawn and with Cotswold walls surrounding with a path continuing to the side and rear of the cottage leading to additional private garden area to the rear with attached OUTBUILDING/ STORE with separate external Oil-fired central heating boiler and separate DETACHED Cotswold stone OUTBUILDING with pitched stone slate roof. The property enjoys a superb aspect out over the Village Green on the South side.

### SERVICES

Mains Electricity and Water are connected. Oil-fired central heating. Drainage via shared Septic Tank.

### TENURE

Freehold with Vacant possession upon completion.

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

### COUNCIL TAX

Council Tax band E. Rate Payable for 2024/ 2025: £2,552.45

### DIRECTIONS

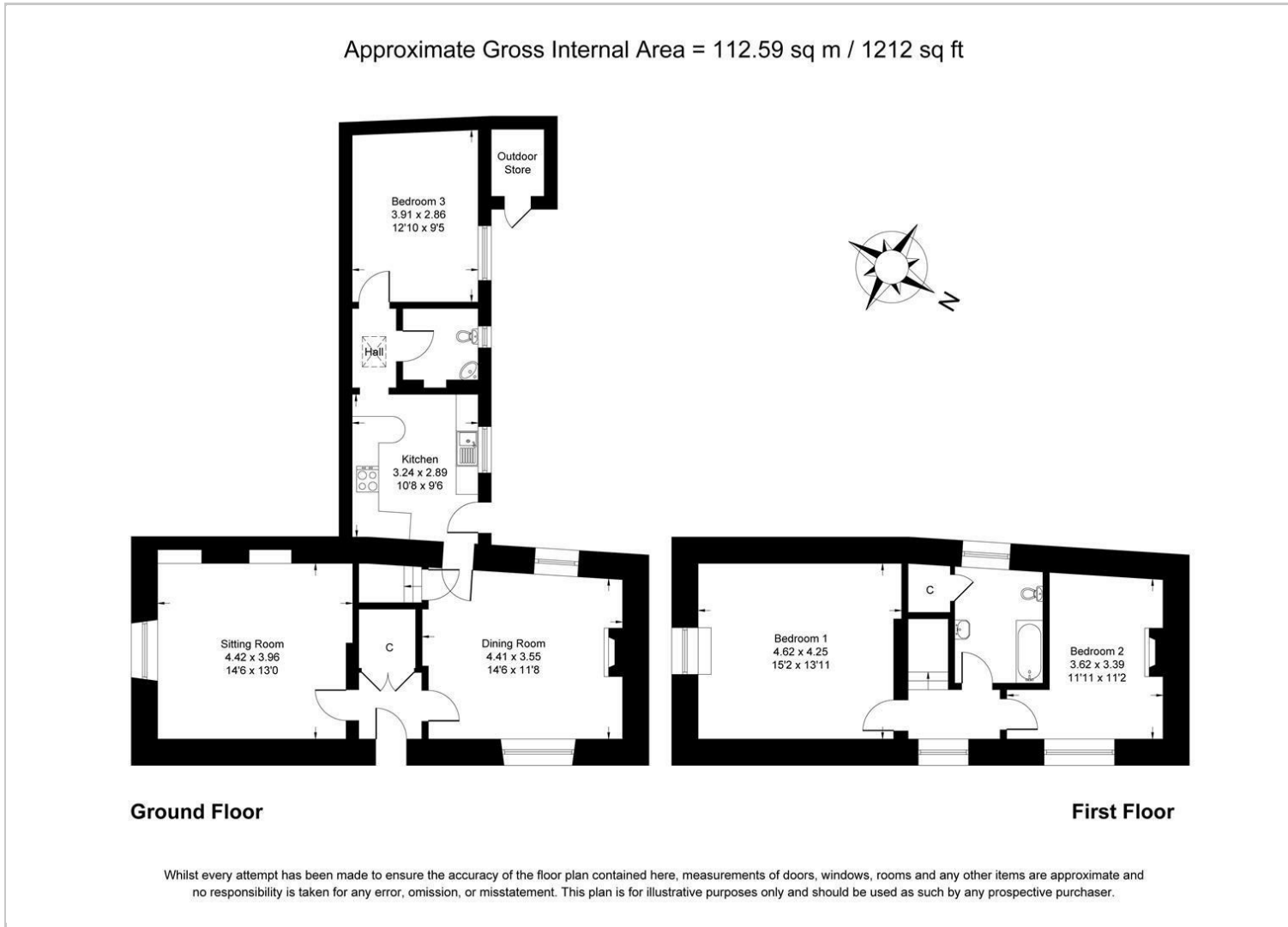
From Bourton-on-the-Water take the Rissington road out of the village. Shortly after leaving the village, take the right hand turn signposted to Great Rissington (and The Lamb Inn). Proceed straight through Great Rissington, passing the Lamb Inn, following signs for The Barringtons. At the end of the road turn right and follow this road past Great Barrington and into the village of Little Barrington. Pass the Fox Inn and proceed in to the heart of the village, where Lowicks will be found on your right hand side just past the Village Green. There is on-street parking on the Village Green to the front of the property.

From Burford, take the A40 off the roundabout signposted to Cheltenham and after approximately two miles turn right to Little Barrington. Proceed into the village and the property will be found immediately on your left hand side just before the Village Green.

What3Words: outboard.foil.drip



## Floor Plan



## Area Map



## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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