



BLOXHAM COTTAGE

FOSSEBRIDGE, GLOUCESTERSHIRE

A semi-detached Cotswold stone three bedroom cottage with south facing garden.

Ground Floor: Entrance • Sitting Room • Kitchen / Dining Room • Cloakroom

First Floor: Three Double Bedrooms • Family Bathroom

Outside: Garden with Patio Terrace



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DESCRIPTION

Believed to date back to the 1850's, Bloxham Cottage is a delightful Cotswold stone semi-detached cottage tastefully presented and offering excellent potential for further updating. The property affords traditional character including window seats, ceiling beams and an attractive open fireplace with stone surround.

The ground floor comprises an entrance hall, a fully fitted kitchen opening into a bright dining room extension with double doors to the garden, a generous sitting room with a patio door, and a cloakroom. On the first floor there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private, mature south-facing garden with a terrace, providing a setting for both relaxation and entertaining. Situated in the Coln Valley in the Cotswold Area of Outstanding Natural Beauty, the cottage affords countryside walking from the doorstep.



Towns

Northleach 3 miles
Cirencester 7.5 miles
Burford 13 miles



Pubs

The Fossebridge Inn
The Stump Inn, Fosse Cross 1.4 miles
The Sherborne Arms, Northleach 3 miles
The Wheatsheaf Inn, Northleach 3 miles



Train Stations

Kemble 12 miles

SERVICES

Mains water and electricity. Private drainage to a shared septic tank. Oil fired heating. Gigaclear. Security alarm. 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 sales particulars are included in the sale. Other contents fixtures and fittings are excluded but 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 with vacant possession

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band C

EPC

Band D



VIEWINGS

Please telephone Butler Sherborn, Cirencester Office
T 01285 883740 or The London Office T 0207 839 0888.
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DIRECTIONS (POSTCODE GL54 3JN)

From Cirencester take the A429 Fosse Way for Northleach. After about 6 miles, having passed the turning to Chedworth, drop down a steep hill into the valley and turn right opposite The Fossebridge Inn. The cottage is located on the right-hand side.

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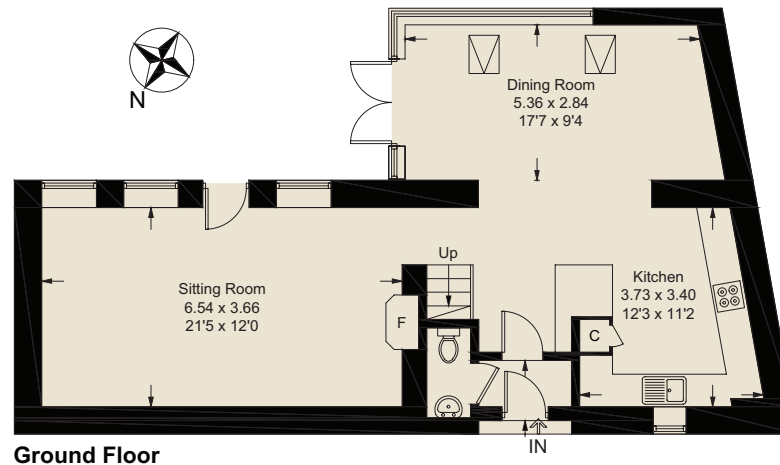


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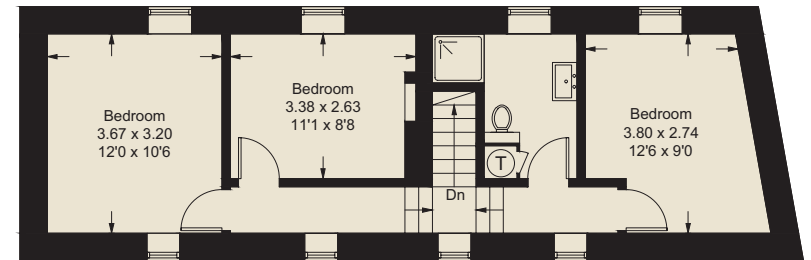
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Bloxham Cottage

Approximate Gross Internal Area = 114.0 sq m / 1227 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
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